



9 Deer Park Road, Langtoft, Lincolnshire PE6 9RD

£205,000



***** NO ONWARD CHAIN ***** This three bedroom semi-detached home is situated in the highly sought after village of Langtoft, conveniently positioned for local amenities as well as the nearby market towns of Market Deeping and Bourne. The accommodation comprises a spacious lounge, a refitted kitchen/diner, three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, front garden and a single garage. EPC Rating C / Council Tax Band B.

UPVC DOUBLE GLAZED DOOR TO:
LOUNGE

17' 4" x 11' 11" (5.28m x 3.64m) (Approx) Double radiator, stairs to first floor accommodation with cupboard under, laminate flooring. Two UPVC double glazed windows to the front. Door to:

KITCHEN / DINER

17' 3" x 10' 8" (5.27m x 3.26m) (Approx) Fitted with a range of eye level and base units with worktop over. Sink with mixer tap over. Oven and hob with extractor hood over. Integrated 3/4 dishwasher, space and plumbing for washing machine. Double radiator, tiled flooring, storage cupboard, inset spotlights. UPVC double glazed window to the rear, UPVC double glazed sliding patio doors leading to the garden.

LANDING

UPVC double glazed window to the side. Storage cupboard with wall mounted combi boiler. Loft access

BEDROOM ONE

11' 0" x 8' 4" (3.35m x 2.54m) (Approx) UPVC double glazed window to the rear. Radiator.

BEDROOM TWO

12' 0" x 11' 0" max (3.65m x 3.35m max) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.28m) (Approx) UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Heated towel rail, tiled flooring, fully tiled walls. UPVC double glazed window to the rear.

OUTSIDE

To the front, the garden is laid to lawn with gravel inset and a path leads to the rear.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the front. Patio area.

GARAGE

Single garage en bloc, with a parking space in front of garage.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

