



**27 Cloven Ends, Langtoft, Lincolnshire PE6 9LF**

**£300,000**



\*\*\* EXTENDED FOUR BEDROOM HOME \*\*\* Situated in the sought-after village of Langtoft, this spacious four bedroom family home offers well balanced accommodation ideally suited to modern family living. The property briefly comprises an entrance porch, generous living room, and an extended kitchen/dining room with French doors opening into the sun room, creating a superb entertaining space. A practical utility room, complete with a dog grooming bath and downstairs cloakroom, adds further convenience. Upstairs, there are four bedrooms, including a principal bedroom with en-suite shower room, alongside a stylishly refitted family bathroom. Externally, the low maintenance rear garden features a summerhouse with light and power connected, providing an excellent space for a home office, hobby room or relaxation area. EPC Energy Rating Currently Unavailable / Council Tax Band B.

**UPVC DOUBLE GLAZED ENTRANCE DOOR**

**ENTRANCE PORCH**

Two UPVC double glazed windows to the front.

**ENTRANCE HALL**

Stairs to first floor accommodation.

Oak French doors into:

**LOUNGE**

13' 11" x 13' 11" (4.25m x 4.24m) (Approx) UPVC window to the front, feature gas fire with marble surround and hearth, radiator.

Oak French doors into:

**KITCHEN / DINER**

17' 2" x 14' 10" (5.22m x 4.53m) (Approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with swan neck mixer tap over. Space for gas range style cooker and dishwasher. Modern vertical radiator, inset spotlights and coving to the ceiling. UPVC double glazed window to the rear and French doors into Sun Room.

**UTILITY ROOM**

Fitted with eye level and base units with worktop over. Stainless steel sink with swan neck mixer tap.

Space and plumbing for washing machine and tumble dryer. Tiled dog grooming sink with shower head. UPVC double glazed door to the rear.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising vanity wash hand basin and WC. Storage heater. UPVC double glazed window to the rear.

**SUN ROOM**

16' 5" x 9' 11" (5.01m x 3.01m) (Approx) UPVC and glass construction. Electric plug sockets. Sliding glass panels to the side and rear.

**LANDING**

Loft access, radiator and airing cupboard.

**BEDROOM ONE**

17' 7" x 8' 4" (5.36m x 2.55m) (Approx) UPVC double glazed window to the front. Radiator and loft access.

**EN-SUITE**

Fitted with a three piece suite comprising oversized shower cubicle, floating vanity wash hand basin and WC. Chrome heated towel rail, fully tiled, inset spotlights and extractor fan to the ceiling. UPVC double glazed window to the rear.

**BEDROOM TWO**

12' 2" including wardrobes x 8' 11" (3.70m x 2.72m)

(Approx) UPVC double glazed window to the front and built-in wardrobes.

**BEDROOM THREE**

10' 6" x 9' 8" (3.20m x 2.95m) (Approx) UPVC double glazed window to the rear and radiator.

**BEDROOM FOUR**

8' 0" x 7' 5" (2.43m x 2.26m) (Approx) UPVC double glazed window to the front, storage cupboard over bulkhead.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising bath with shower over, floating vanity wash hand basin and WC. Fully tiled, heated towel rail, inset spotlights and extractor fan to the ceiling. UPVC double glazed window to the rear.

**OUTSIDE**

To the front, the property benefits from a gravelled driveway providing off road parking, with a paved pathway leading to the front entrance.

To the rear, the low maintenance garden is predominantly laid to artificial lawn, complemented by raised flower beds and gravelled borders. To the far end of the garden, a stepped-down gravelled area houses a summerhouse with light and power

connected, ideal for a variety of uses. Adjacent to the utility door is a patio area, which is enclosed with fencing and offers gated access to both the front of the property and the remainder of the garden.

**GARAGE**

Part of the garage has been converted to create the utility room. The remaining section is retained for storage and benefits from light and power connection, along with the convenience of an electric roller door.

**FLOORPLAN**

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.

**AGENT NOTE**

The vendor has advised that the solar panels are subject to a lease agreement, with a term of 25 years commencing in 2015. Further details are available upon request, and prospective purchasers are advised to ensure their legal representative reviews the terms of the lease.

