



**67 TRUESDALE GARDENS, LANGTOFT
PE6 9QQ**

OFFERS OVER £410,000

FREEHOLD



Briggs Residential
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Situated in a small exclusive cul-de-sac, this extended, detached family home has three reception rooms, including a lounge with woodburning stove, whilst to the first floor there are four good size bedrooms including a 22' bedroom with living area and a master bedroom with a range of bespoke fitted wardrobes. With field views from the main bedroom, this impressive family home also has a modern bathroom and en-suite and viewing is highly advised to appreciate it's superb location.

Entrance porch with engineered oak flooring and glass door leading through to

HALLWAY

With stairs leading to first floor, under-stairs cupboard, engineered oak flooring and door to

LOUNGE 16'9 x 11' (excluding bay window) (5.10m x 3.36m)
Fitted with a wood-burning stove in modern surround, engineered oak flooring and window to front elevation.

KITCHEN/DINER 20'8 x 9'9 (6.29m x 2.98m)
Fitted with a range of wall and base units, built-in electric oven and gas hob, space for fridge/freezer, plumbing for dishwasher, window to rear elevation and opening to

FAMILY ROOM 12' x 12' (3.65m x 3.65m)
With living-flame effect gas stove, tiled flooring, window to rear elevation and double doors opening onto the rear garden.

UTILITY ROOM

With fitted base units and plumbing for washing machine, window to side elevation, door to garden and door to

CLOAKROOM

Refitted with a modern two piece suite comprising vanity wash-hand basin, WC, heated towel rail and window to side elevation.

LANDING

With airing cupboard and doors to

BEDROOM ONE 14' x 13'9 (4.28m x 4.20m)
Fitted with a range of bespoke, quality, contemporary wardrobes, radiator, window to front elevation enjoying views over fields and door to

LUXURY EN-SUITE

Fitted with a modern three piece suite comprising vanity wash-hand basin, shower enclosure with glass screen, WC, heated towel rail and window to side elevation.

BEDROOM TWO 22'11 x 11'10 (6.98m x 3.61m)
Extended to create an extremely generous second bedroom with radiators and windows to side and rear elevations, this room offers potential for the addition of a second en-suite.

BEDROOM THREE 12'11 x 8'8 (3.94m x 2.64m)
With built-in double wardrobe, radiator and window to front elevation.

BEDROOM FOUR 9'1 x 8'4 (2.76m x 2.53m)
With radiator and window to rear elevation.

FAMILY BATHROOM

Re-fitted with a modern three piece suite comprising vanity wash-hand basin, double walk-in shower enclosure, WC, heated towel rail and window to rear elevation.

OUTSIDE

The property is set in a delightful position at the end of a cul-de-sac with block-paved driveway to the front providing ample parking leading to an integral single garage.

The good size rear garden is mainly laid to lawn with a paved patio seating area leading off from the Family Room, mature planted borders and gated access to one side of the property with the opposite side providing an area of hardstanding with space for a shed.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



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