

OPENING HOURS



46 EAST END, LANGTOFT  
PE6 9LP

£575,000

FREEHOLD



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**S**ituated behind an attractive stone wall and approached via double-opening electric gates, this private and secluded detached bungalow has been greatly improved and extended by the present Vendors to a very high specification and offers superb open-plan living accommodation. With a large southerly-facing enclosed rear garden, this deceptively spacious quality home features a 36' living room overlooking the gardens which has open access through to a 26' lounge. Two of the three bedrooms are over 27' feet in length, with the master bedroom having a walk-in dressing room and luxury en-suite. Entered via a large hallway, this individual residence has superb attention to detail and has a contemporary kitchen, luxury en-suite and bathroom. This versatile accommodation also has a large utility room and further studio/gym. The landscaped gardens have their own borehole providing water for the irrigation system for the borders and lawns and viewing of this home is highly advised to appreciate its superb location and quality.

#### ENTRANCE

French doors opening to

#### HALLWAY 27' x 17' (8.23m x 5.18m)

A most impressive entrance to this home with maple parquet flooring, spotlighting, radiators and access to all principal rooms.

#### CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and maple parquet flooring.

#### LOUNGE 26'7 x 16' (8.10m x 4.88m)

A light and airy room featuring a recessed cast-iron woodburner set within an attractive stone surround with granite hearth, maple parquet flooring, formal and relaxing areas, radiator, window to front elevation and open-plan access through to

#### LIVING ROOM 36' x 10'9 (10.97m x 3.28m)

A stunning room enjoying views over the southerly-facing rear garden with French doors leading onto the patio, vaulted ceiling with spotlighting, dining area, radiators, living area, door to Utility room and open access through to

#### MASTER BEDROOM 27'5 x 10' (8.36m x 3.05m)

With walk-in dressing room, radiator, window to front elevation and door to

#### EN-SUITE

A luxury en-suite comprising large shower cubicle with extractor above, inset lighting, wash-hand basin, low flush WC, heated towel rail, inset lighting, marble wall tiling and flooring and window to side elevation.

#### BEDROOM TWO 27'5 x 9'6 (8.36m x 2.90m)

A large spacious bedroom with radiator, dressing area with a range of fitted wardrobes and window to front elevation.

#### BEDROOM THREE 12'7 x 7'2 (3.84m x 2.18m)

With radiator and window to front elevation.

#### BATHROOM

Comprising walk-in shower cubicle, Victorian style sink unit with marble surround, wall tiling, low flush WC, marble flooring, heated towel rail and window to rear elevation.

#### KITCHEN 12'2 x 10'8 (3.71m x 3.25m)

A contemporary quality kitchen with a range of ample wall and base units with pan drawers, built-in appliances, central island unit with inset sink with Quooker tap, Aga with coloured splashback and quartz work surfaces. This light and airy room overlooks the dining area and rear gardens.

#### UTILITY ROOM 11' x 9'8 (3.35m x 2.95m)

A large utility room with a range of wall and base units, larder unit, plumbing for washing machine, radiator and door to

#### STUDIO/GYM 15' x 10' (4.57m x 3.05m)

Entered via the Utility room, but also with its own French doors to front elevation, this versatile room has a range of base units, central heating system and is perfect as a Study or for people who work from home.

#### OUTSIDE

The property is set behind double-opening timber gates leading to the driveway which provides parking for several vehicles and a front lawned garden with a variety of mature shrubs and trees.

The rear south-facing garden, which is a stunning feature of this home, has its own borehole supplying the irrigation system for the landscaped gardens. The gardens are mainly laid to neatly kept shaped lawn with large patio area, well stocked borders with mature shrubs and trees and timber summerhouse. There is a lane to the rear of the property that provides further rear access if required.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



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