

Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm
Sunday - CLOSED



22 WEST END, LANGTOFT,
PE6 9LS £295,000

FREEHOLD



Briggs Residential 17
Market Place Market
Deeping
PE6 8EA

01778

briggsresidential.co.uk



This lovely semi detached period cottage is offered for sale in excellent decorative order throughout and features a large fully enclosed, well kept rear garden which leads down to the detached double garage which has potential to be used as an annex, with cloakroom and double doors leading onto the rear garden. Ideal for a professional couple or early retired couple, this home has a good size master bedroom with exposed stone wall and en suite bathroom. The ground floor has a lounge with feature fireplace and a fitted quality kitchen with oak work surface. Outside there is a courtyard area and two outbuildings housing cloakroom and shower room. With gas fired central heating, viewing of this cottage is highly advised to appreciate the superb accommodation of this unique home.

Front entrance door opening to

LIVING ROOM 19'6 x 14'8 (5.94m x 4.47m)

A good sized living room with feature fireplace, radiator, TV point, dining area, two windows to front elevation and stairs leading to first floor.

KITCHEN 11'10 x 9'5 (3.60m x 2.87m)

A good sized kitchen with a range of ample wall and base units, built-in cooker with electric hob and stainless steel extractor hood above; oak work surface, attractive wall tiling, fridge space, Belfast sink unit, quarry tile flooring, central heating boiler, window to rear elevation and door to rear garden.

FIRST FLOOR

BEDROOM 14'11 x 14' (4.54m x 4.26m)

A most impressive master bedroom with feature exposed stone wall, two windows to front elevation and further window to rear elevation, radiators, built-in wardrobes and door to

EN SUITE BATHROOM

Comprising large corner bath, wash hand basin, low flush WC, radiator, half tiled walls and window to side elevation.

DOUBLE GARAGE 20' x 19'9 (6.09m x 6.02m)

With roller door, window to rear elevation with granite window sill, power, lighting and double opening doors to the rear garden.

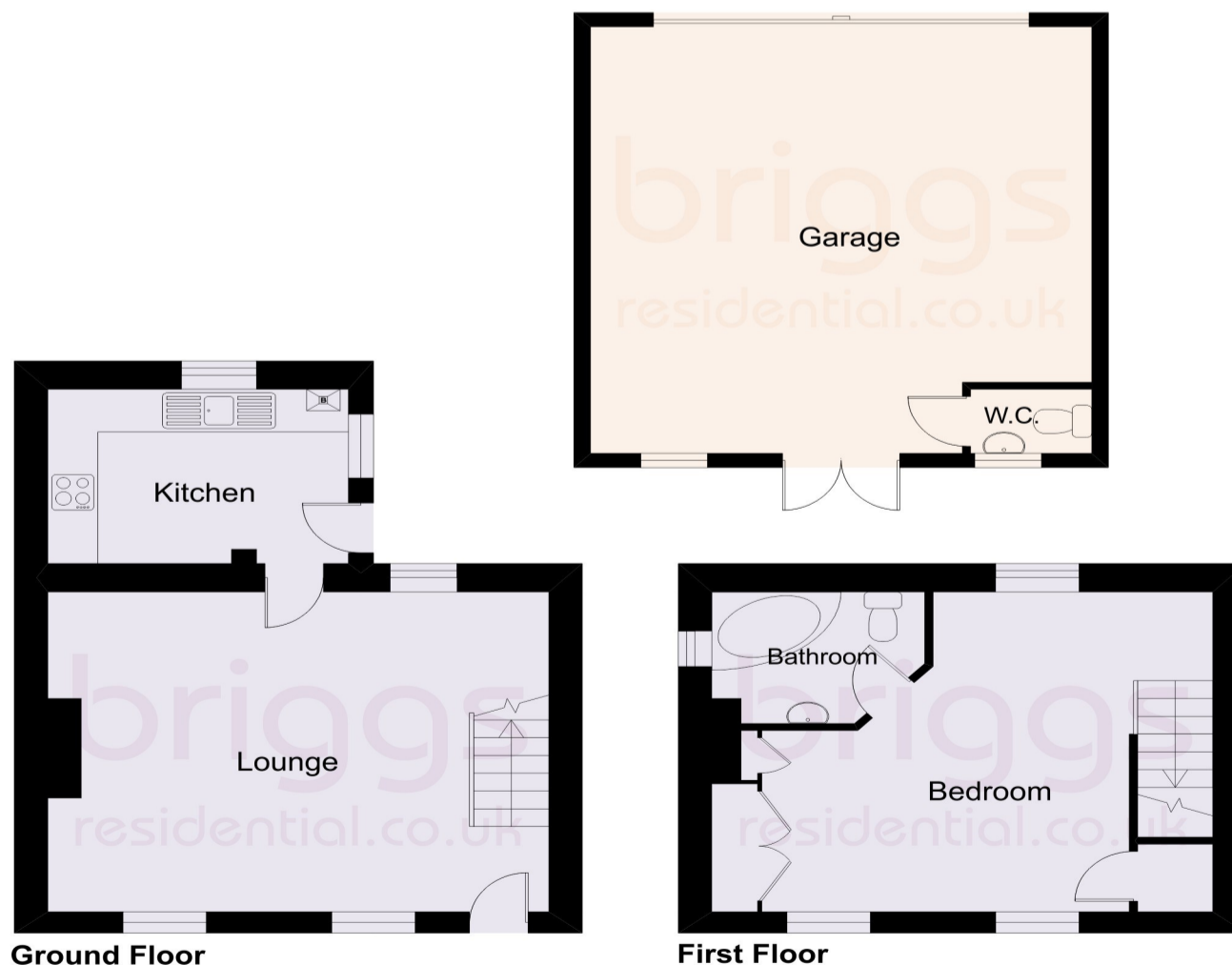
CLOAKROOM

Comprising wash hand basin, low flush WC, ceramic tiled flooring, window to rear elevation with granite window sill.

The superb rear gardens are ideal for entertaining with a courtyard area with raised borders, two brick built outbuildings, one housing a low flush WC and the other housing a shower area.

The extensive lawned garden provides a high degree of privacy and is exceptionally well kept with borders, paving, patio area and cooking area.

EPC RATING: D



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE - REF = bg996/10432/2920 - © www.homeplansepc.co.uk 2024

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.