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16 The Rides, Langtoft, Peterborough, Lincolnshire PE6 9RR

£475,000 - Freehold

### Property Summary

Langtoft is a popular village located between Bourne and Market Deeping. It benefits from a village store and post office and a popular village pub. There are regular bus links to Peterborough, Stamford, Bourne and Market Deeping. There is also a school bus for children going to the local senior schools including Bourne Grammar school.

### Features

- Detached House
- Entrance Hall Way, Cloakroom
- Three Reception Rooms
- Modern Breakfast/Kitchen & Utility
- Four Bedrooms
- Ensuite & Family Bathroom
- Double Garage
- Good Size Rear Garden



## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door and glazed side panel to Entrance hallway: Wooden flooring, stairs to first floor, radiator, wall mounted thermostatic heating control, good size under stairs storage space.

#### Cloakroom

Low level WC, wash hand basin with vanity drawers under, splash back tiling, ceramic floor tiles, radiator, inset ceiling spot lights.

#### Lounge

11' 7" x 16' 2" (3.53m x 4.93m) Wooden flooring, coal effect gas fire, timber surround, polished stone back plate and hearth, TV point, telephone point, box bay window to front aspect.

#### Dining Room

11' 7" x 12' 8" (3.53m x 3.86m) Wooden flooring, TV Point, radiator, twin opening French doors to Conservatory.

#### Conservatory

12' 3" x 11' 9" (3.73m x 3.58m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, French doors opening to outside.

#### Kitchen

13' 1" x 12' 7" (3.99m x 3.84m) Fitted wall mounted and floor standing Grey fronted modern units, including tall larder style cupboard with pull out storage shelves, complimentary fitted worktops and splash backs, inset porcelain sink and drainer with mixer taps, integral BOSCH fridge and freezer, integral BOSCH dish washer, wine cooler, eye level BOSCH microwave oven, MIELE electric oven, AEG four ring induction hob with AEG extractor canopy over with spot lights, peninsular breakfast bar with drawers and storage to one side and space for four high stools the opposite side, radiator, ceramic floor tiles, inset ceiling spot lights.

#### Utility Room

6' 5" x 7' 7" (1.96m x 2.31m) Wall mounted and floor standing units, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for tumble dryer, ceramic floor tiles, radiator, part glazed uPVC door to outside.

### First Floor

#### Landing

Access to roof storage space which is part boarded, feature arched window to front aspect, large storage cupboard with shelving and automatic light.

#### Bedroom 1

12' 8" x 11' 8" (3.86m x 3.56m) Radiator, window to front.

