


**48 Truesdale Gardens, Langtoft PE6 9QQ**
**£300,000**


\*\*\* CUL-DE-SAC LOCATION \*\*\* This three bedroom detached home is an ideal family home, situated in the sought-after village of Langtoft, close to local amenities and schooling. This well presented property briefly comprises entrance hall, cloakroom, lounge, separate dining room and kitchen to the ground floor. Three good size bedrooms and a family bathroom, completes the accommodation. There are well maintained gardens to the front and rear, off road parking and an integral garage. Call 01778 382300 to arrange your personal viewing. Council Tax Band C. EPC Energy Rating C.

**DOOR INTO:**

**ENTRANCE HALL**

Stairs to first floor accommodation, coving to ceiling and radiator.

**CLOAKROOM**

Two piece suite comprising wash hand basin with tiled splashback and low level WC. UPVC window to side, radiator and coving to ceiling.

**LOUNGE**

17' 0" x 10' 9" (5.18m x 3.28m) (Approx) UPVC window to front, UPVC French doors to garden. Feature fireplace, dado rail and two radiators. Coving to ceiling.

**DINING ROOM**

10' 6" max x 8' 8" (3.20m x 2.64m) (Approx) UPVC window to front, radiator, dado rail and coving to ceiling.

**KITCHEN**

14' 10" x 7' 7" (4.52m x 2.31m) (Approx) Fitted with a range of eye level and base units with worktops over. Oven, gas hob and extractor over. Sink with stainless steel swan neck tap over and drainer. Space for fridge/freezer, space and plumbing for dishwasher and washing machine. Understair cupboard. Coving to ceiling. UPVC window to rear and door into garden.

**LANDING**

UPVC window to rear, coving to ceiling, airing cupboard and storage cupboard.

**BEDROOM ONE**

11' 10" x 10' 9" (3.61m x 3.28m) (Approx) UPVC windows to front and side, built-in wardrobe, radiator and coving to ceiling.

**BEDROOM TWO**

11' 2" x 10' 0" (3.40m x 3.05m) (Approx) UPVC window to front, built-in wardrobe, coving to ceiling and radiator.

**BEDROOM THREE**

8' 2" x 6' 8" (2.49m x 2.03m) (Approx) UPVC window to rear, radiator and coving to ceiling.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and low level WC. Partly tiled. UPVC window to rear, radiator and coving to ceiling.

**GARAGE**

Up and over door to the front. Door into the garden, with window to the rear.

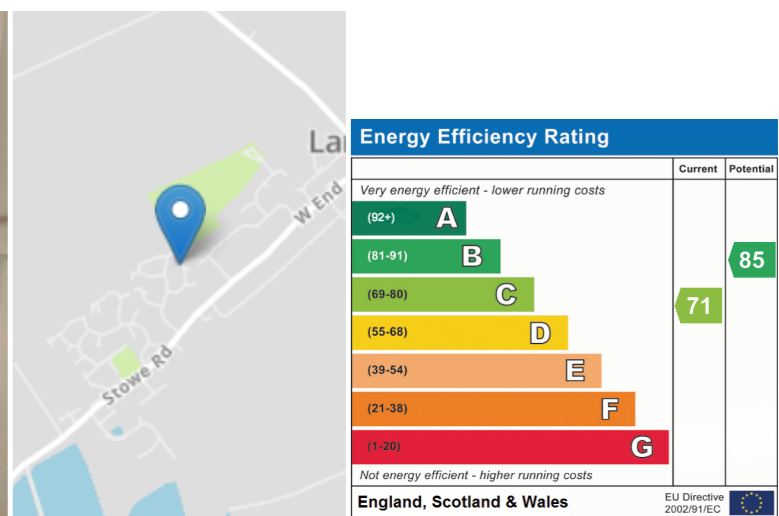
**OUTSIDE**

To the front, the garden is laid to lawn with mature shrubs. A gravel driveway leads to a single garage. Path to side gate.

To the rear, the garden is laid to lawn with mature shrubs. Two patio areas.

**AGENT NOTE:**

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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.