



The Rides, Langtoft



5



3



3

£595,000



Key Features

- Extended detached house
- Desirable Village location
- Flexible accommodation over two floors
- Offering up to five bedrooms
- Three bathrooms
- Open plan kitchen family room
- EPC rating C
- Freehold



Newton Fallowell are proud to offer for sale this extended detached house in the desirable Village of Langtoft. To the first floor there are four double bedrooms with the master benefiting from an ensuite and there is a modern spacious family bathroom. On the ground floor there is a fantastic kitchen family room with access out to the garden. The ground floor provides three further reception rooms one of which could be used as a fifth bedroom serviced by the ground floor shower room. Externally there is off road parking, a double garage with electric roller door and a rear garden offering plenty of privacy. Early viewing is highly recommended.

Entrance hall

PVCu part glazed front door with PVCu double glazed side panels, radiator. Doors to:

Cloakroom

Fitted with a two piece suite comprising of a low level WC and wash basin. Radiator and PVCu double glazed window.

Study / bedroom 5 3.99m x 3.38m (13'1" x 11'1")

PVCu double glazed window to the front, radiator, under stair storage cupboard.

Shower room

Fitted with a three piece suite comprising of a tiled shower cubicle, low level WC and wash basin, radiator.

Kitchen family room 7.32m x 7.01m (24'0" x 23'0")

Large open plan kitchen family room. Kitchen area fitted with a range of base and eye level units with granite work top and breakfast bar. Integrated double oven, gas hob with extractor hood over, microwave, plumbing for dishwasher, space for fridge freezer. PVCu double glazed windows to the side and rear, PVCu double glazed French doors opening to rear garden and patio seating area. Recessed spotlights.

Utility room

Fitted storage cupboards with work surface over, sink unit, plumbing for washing machine, space for tumble dryer, tiled flooring. Courtesy door to garage and PVCu part glazed door to side.

Lounge 5.74m x 4.45m (18'10" x 14'7")

With vaulted ceiling and large PVCu double glazed sliding doors, radiator, wood effect flooring, recessed spotlights.

Sitting room 5.16m x 3.51m (16'11" x 11'6")

PVCu double glazed window to the side, radiator.

First floor landing

PVCu double glazed window to the front, radiator. Doors to:

Master bedroom 4.72m x 3.35m (15'6" x 11'0")

PVCu double glazed window to the front, radiator. Door to:

En-suite

Fitted suite comprising of a double shower cubicle, low level WC, wash hand basin, heated towel rail, PVCu double glazed window to the rear.

Bedroom 2 4.45m x 3.35m (14'7" x 11'0")

PVCu double glazed window to the front, radiator.

Bedroom 3 4.85m x 2.97m (15'11" x 9'8")

PVCu double glazed window to the front, radiator.

Bedroom 4 3.51m x 2.67m (11'6" x 8'10")

PVCu double glazed window to the rear, radiator.

Bathroom 4.42m x 1.68m (14'6" x 5'6")

Spacious bathroom, fitted with a three piece suite comprising of a bath with rain head and hand held attachment with glass screen, floating sink with storage under, low level WC and heated towel rail. Two PVCu double glazed windows to the rear.

Outside

To the front of the property there is a gravel driveway providing off road parking in front of the double garage. The property is set behind a stone wall and mature laurel hedging provides a high degree of privacy. There is side gated access to the rear garden which again offers plenty of privacy and is mainly laid to lawn with mature borders and a spacious patio seating area.

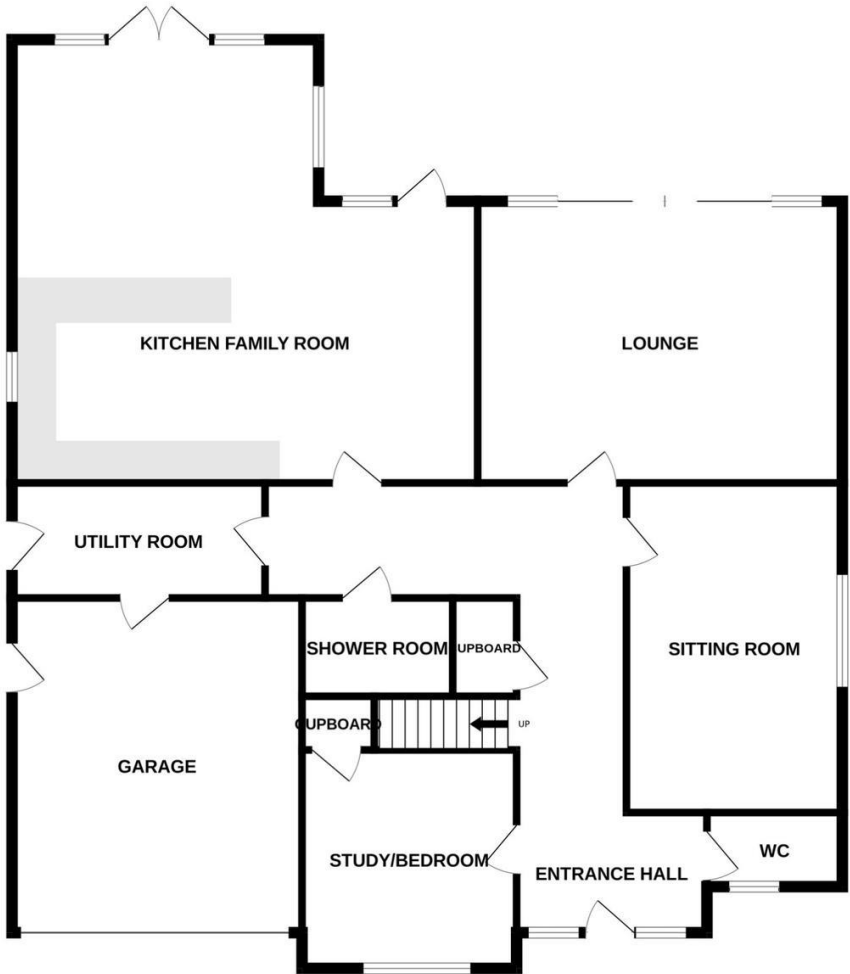
Double garage 5.80m x 4.50m (19'0" x 14'10")

With electric roller door, power and light connected, courtesy door to utility room.

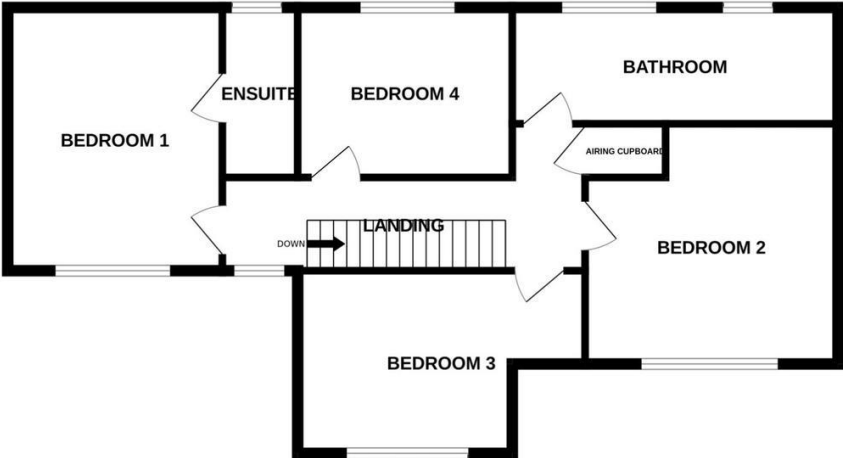
Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



 **NEWTON FALLOWELL**

01778 345978
deeping@newtonfallowell.co.uk