



Hurfords

3 Ryefield, Langtoft, Peterborough Freehold £220,000

Key Features

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- Spacious lounge/diner with French doors opening to the garden
- Modern fitted kitchen with integrated oven and hob
- Two well-proportioned bedrooms
- Stylish family bathroom
- Enclosed rear garden with patio, lawn, decking and garden bar

Situated in the sought-after village of Langtoft, this well-presented two-bedroom home offers a perfect blend of modern living and practical space, ideal for first-time buyers, downsizers, or investors.

Ground Floor: Upon entering, you are welcomed into a bright hallway with stairs rising to the first floor. To the front of the property is a modern fitted kitchen, with ample worktop and cupboard space, integrated oven, hob and extractor, as well as space for appliances. To the rear, the spacious lounge/diner spans the width of the home, offering a comfortable and versatile living space with French doors opening directly onto the garden, creating a seamless flow for entertaining and everyday living. The ground floor also gives internal access to the garage, a practical feature for storage, vehicles, or conversion potential.



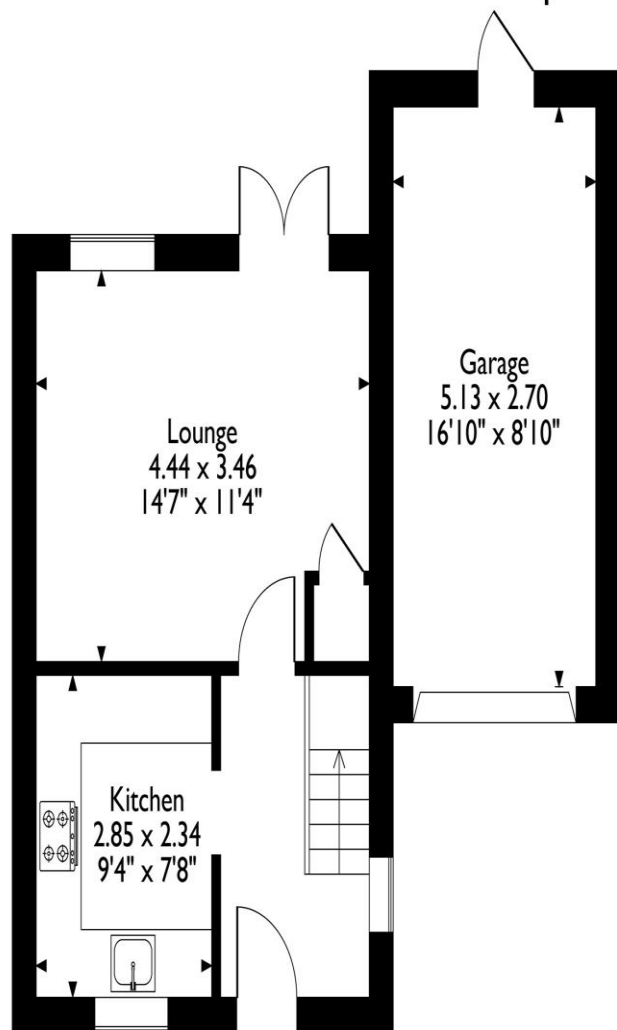
3, Ryefield, Langtoft, Peterborough, Lincolnshire

Approximate Gross Internal Area

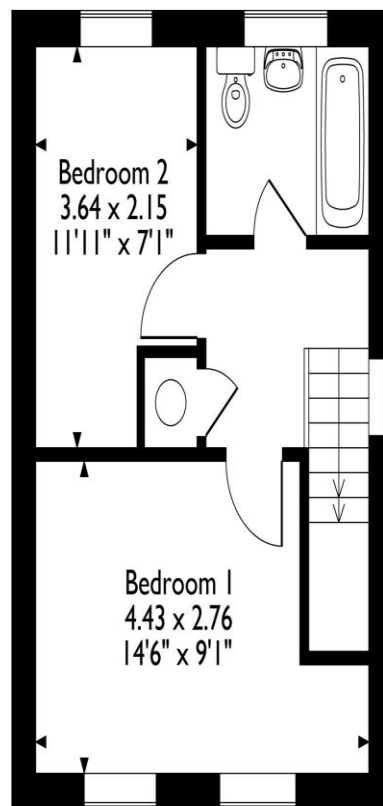
Main House = 58 Sq M/624 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 72 Sq M/775 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

First Floor: Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is a generous double to the front, while the second bedroom makes for a comfortable double or an ideal home office. The bedrooms are served by a modern family bathroom with a shower over the bath, basin, and WC.

Outside: To the front is a neat driveway leading to the garage, providing off-road parking for 2 cars. The rear garden is fully enclosed and designed for both relaxation and entertaining, with a mix of lawn and patio seating areas, complemented by a raised decking and garden bar - perfect for summer gatherings.

Summary: With its stylish presentation, practical layout, and desirable village location close to Peterborough and Stamford, this home is ready to move straight into.

To view this property call Hurfords on: 01780 752136

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 01780 752136

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