



62 West End, Langtoft, Lincolnshire, PE6 9LU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			56
(39-54) E	36		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			50
(39-54) E	36		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This beautifully renovated Chapel, built in 1832 comes with a stunning open plan living space downstairs and three double bedrooms up-stairs, with the Main bedroom featuring a walk-in wardrobe and an en-suite. The property has been lovingly improved by the current owners and is finished to a high standard throughout.

Accommodation comprises: - Entrance hall, open plan living space and kitchen, study/playroom, conservatory, landing, Main bedroom with en-suite and walk-in wardrobe, two further bedrooms and a family bathroom.

There is a solid oak flooring on the ground floor, with a recently replaced slate roof also being a feature.

To the front of the property is ample off street parking that leads to a single garage, whilst to the rear is a good sized secluded patio, lawn garden with a brick built storage out building and stylish summer house.

The village of Langtoft provides numerous amenities as well as easy access to Stamford, Bourne, Market Deeping and Peterborough.

Guide Price £485,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stylish open plan living space
- Finished to a high standard
- Living space opening onto the patio & lawn rear garden
- Ample off street parking
- Solid oak flooring & recently re-roofed
- Converted three double bedroom chapel built in 1832
- Conservatory and snug
- Main bedroom with en-suite and walk-in wardrobe
- Brick out building & single garage
- EPC - F, Council Tax Band - D



ACCOMMODATION:

Entrance Hall

Open Plan Living Kitchen Room

11.20m max, 6.27m min x 6.30m max, 2.72m min
(36'09 max, 20'7 min x 20'8 max, 8'11 min)

Study

3.66m x 2.97m (12' x 9'9)

Conservatory

4.04m x 2.29m (13'3 x 7'6)

Landing

Main Bedroom

4.04m x 4.01m min (13'3 x 13'2 min)

En-suite

2.67m x 1.73m (8'9 x 5'8)

Bedroom Two

3.73m x 2.72m (12'3 x 8'11)

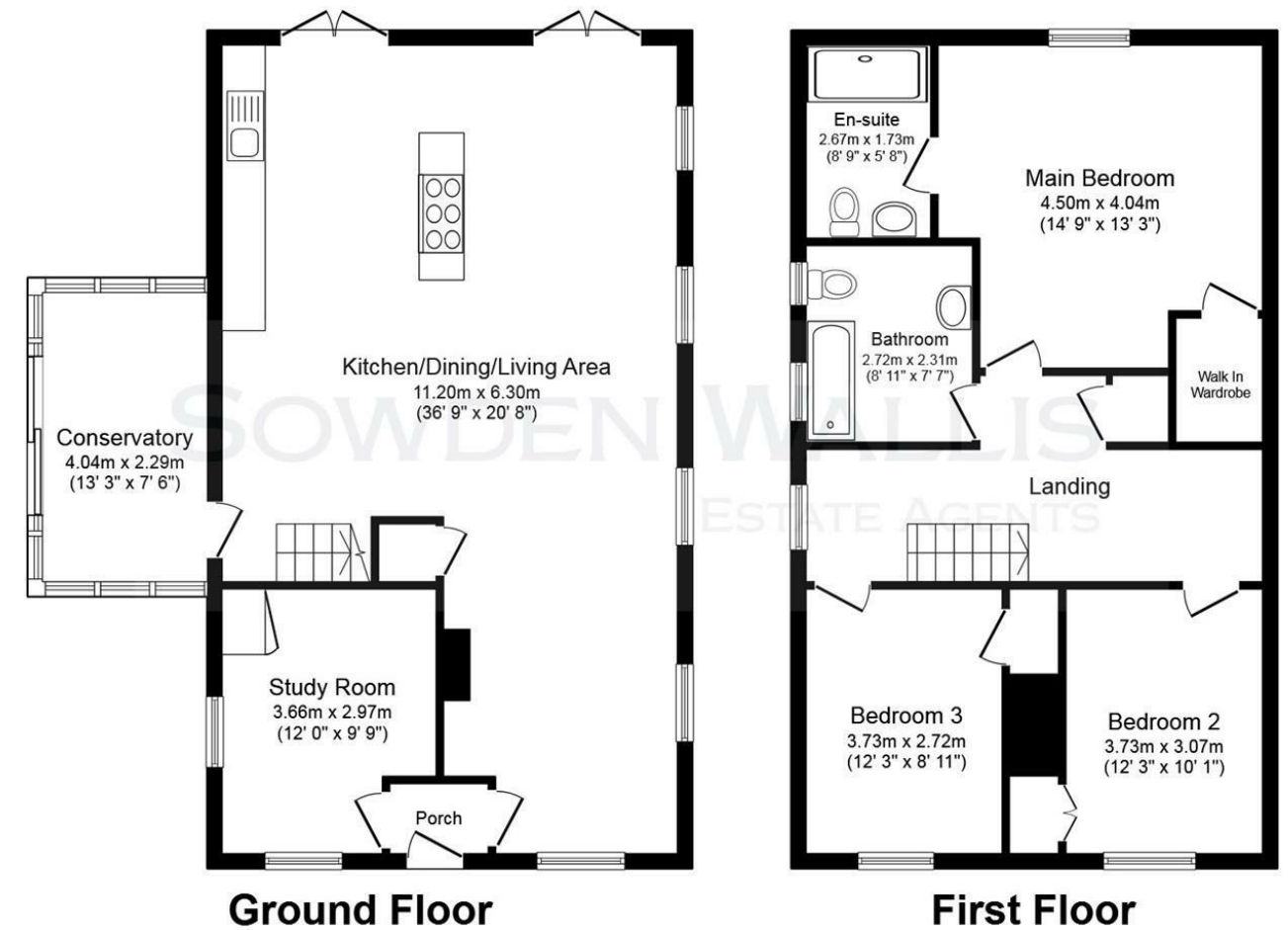
Bedroom Three

3.73m x 2.51m (12'3 x 8'3)

Family Bathroom

2.72m x 2.31m (8'11 x 7'7)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox