



Springfield Lodge Back Street
Langtoft

YO25 3TD

ASKING PRICE OF

£299,950

3 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01377 253456



Kitchen CGI



3



1



2



Off Road
Parking



Air Source Heat pump

Springfield Lodge Back Street, Langtoft, YO25 3TD

Being only one of two similar properties, this is a very rare opportunity to purchase a real 'statement' home of contemporary design nestling within the popular village of Langtoft, surrounded by open countryside.

The brand new home is on the cusp of completion, allowing the buyers to have input into the final finish from the developers range of fixtures and fittings or, customise to their own specification (further costs will apply)

The contemporary designed home features open plan living which is literally flooded with natural light from various sources including full length windows and multiple velux style windows. The versatile layout includes living room with feature solid fuel stove, dedicated dining area and comprehensively fitted kitchen with planned central island, plus useful ground floor bedroom with en suite.

A high technical specification includes 'zoned' heating, media points including Cat 5 and TV cabling and electrical points with USB points integrated, electric lit mirrors etc.

The first floor also includes two bedrooms and house bathroom plus large cupboard with access to eaves storage.

LANGTOFT

Entering the village down Tye Howe Hill, the road twists and turns through the narrow main street of this traditional Yorkshire Wolds Village. Here the village is dedicated to St. Peter. Langtoft has an outdoor bowling green near to which is a memorial dedicated to one of England's oldest poets, Peter de Langtoft, born in the village in the 13th Century.



Kitchen CGI



Kitchen CGI



Accommodation

CLOAKROOM/WC

With low level WC and wash hand basin, finished from the builders range.

LIVING ROOM

15' 7" x 15' 2" (4.76m x 4.64m)

With French doors leading out onto the courtyard garden. Staircase leading off to the first floor. Feature LED lighting. Contemporary fireplace with solid fuel stove.

DINING KITCHEN

20' 2" x 13' 6" (6.16m x 4.12m)

With full height dual aspect windows onto the side and rear.

KITCHEN AREA

The kitchen will be fitted with a high specification kitchen including appliances, from the builders range but there is also further scope to go beyond this, if desired (subject to further costs) The kitchen design includes an island. French doors lead out onto the rear garden.

UTILITY ROOM

6' 7" x 5' 8" (2.03m x 1.73m)

Again, to be fitted with a choice from the builders range.

BEDROOM 1

16' 1" x 12' 7" (4.92m x 3.86m)

EN-SUITE

8' 10" x 5' 6" (2.70m x 1.70m)

With choice of fixtures and fittings from the builders range.

FIRST FLOOR

LANDING

BEDROOM 2

14' 6" x 9' 10" (4.43m x 3.01m)

BEDROOM 3

14' 6" x 10' 0" (4.43m x 3.07m)

BATHROOM

10' 10" x 6' 5" (3.31m x 1.98m)

With choice of fixtures and fittings from the builders range.

FLOOR AREA

We have calculated the approximate floor area to be



Front patio



Cloakroom CGI



En Suite CGI



En Suite CGI

CENTRAL HEATING

The property benefits from air source heat pump central heating on a zoned system. The heat pump also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity, telephone and drainage.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (to be confirmed).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

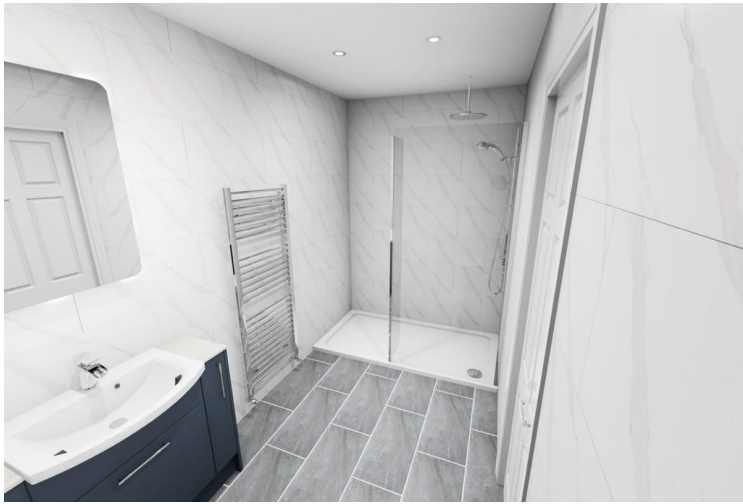
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

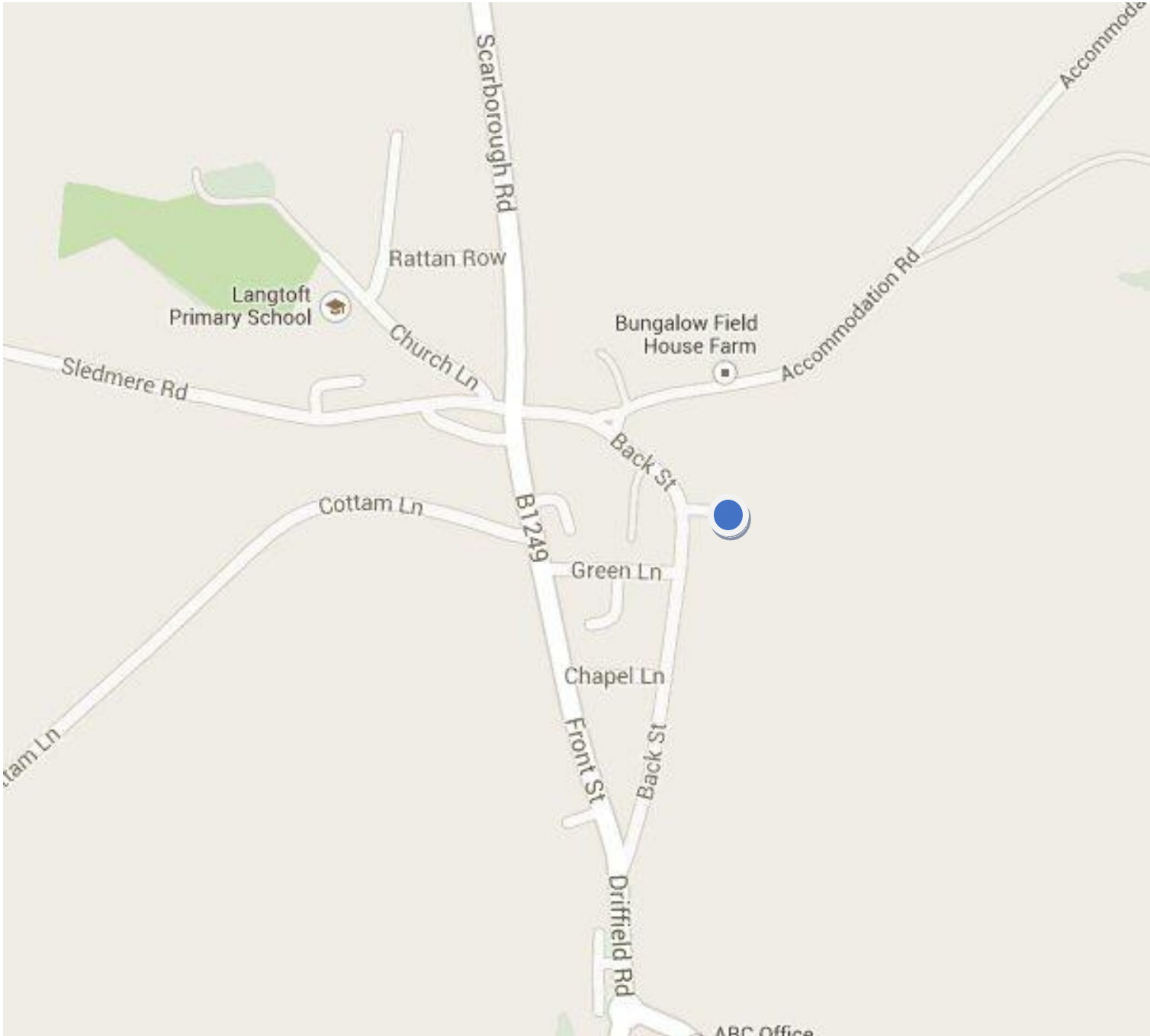
Regulated by RICS



En Suite CGI

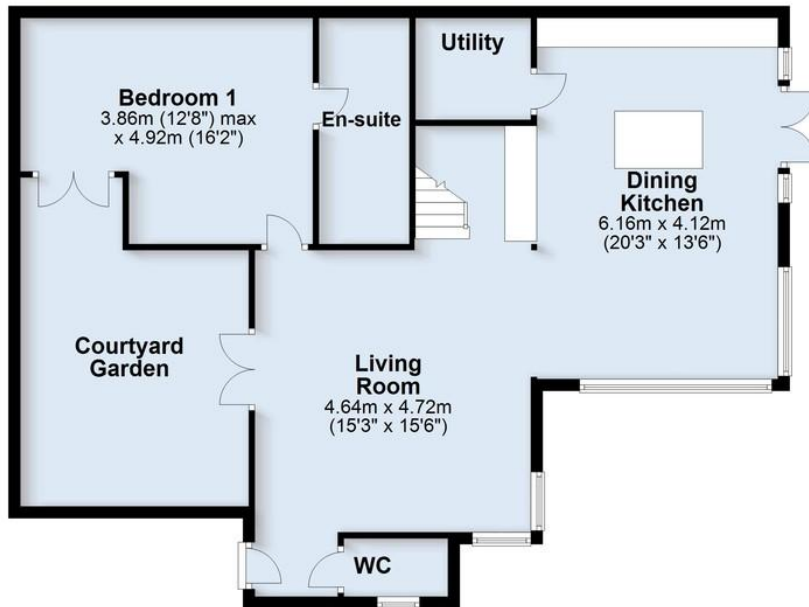


En Suite CGI

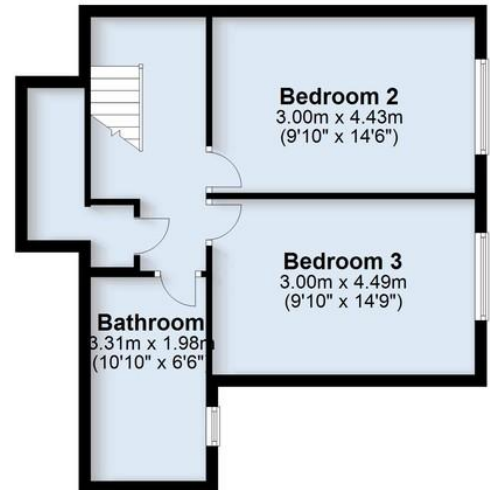


The stated EPC floor area, (which may exclude conservatories),
is approximately 118 sq m

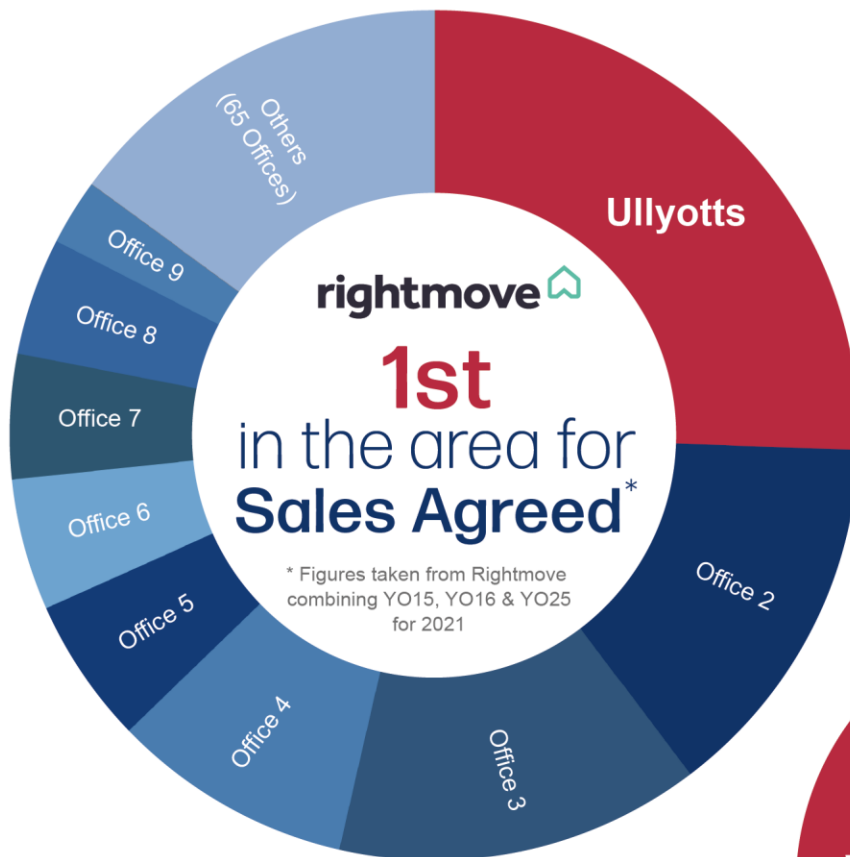
Ground Floor



First Floor



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