

for sale

guide price **£325,000 to £350,000**



Barleyfield Langtoft Peterborough PE6 9RF

GUIDE PRICE £325,000 TO £350,000

Nestled in the lovely village of Langtoft you will find this detached family home. The interior offers spacious living complemented by well proportioned reception spaces and a well equipped kitchen with utility room and guest cloakroom. Call 01733 579412 to view



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Entrance Hall

Half glazed and patterned UPVC double glazed door with matching side window into the main entrance. Double radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard, coving to textured ceiling and doors off onto kitchen and lounge.

Lounge

13' 8" x 12' 7" (4.17m x 3.84m)

Laminate flooring continuous from the entrance hall, double and single radiator, TV and telephone points, coving to textured ceiling, UPVC double glazed window to the front and double doors leading into the dining room.

Dining Room

9' 7" x 8' 3" (2.92m x 2.51m)

Laminate flooring continuous from the lounge, double radiator, coving to textured ceiling and UPVC double glazed French doors into the rear garden.

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m)

Comprising a range of matching wall and base level units, worktops, single sink with a mixer tap and tiled splashbacks. Built in double oven, grill, five ring gas hob with extractor hood above. Integral dishwasher, space for a half standing fridge or freezer, ceramic tiled flooring, coving to textured ceiling and UPVC double glazed window to the rear.



Utility

5' 8" x 4' 8" (1.73m x 1.42m)

Wall mounted units (matching the kitchen units), worktop, plumbing for washing machine and space for a further appliance. Ceramic tiled flooring continuous from the kitchen, double radiator, coving to textured ceiling, half glazed UPVC door to the rear and door into the cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Ceramic tiled flooring continuous from the utility, coving to textured ceiling with extractor.

First Floor Landing

A split landing with two UPVC window to the front. Radiator, door into airing cup board which houses the cylinder water tank, coving to textured ceiling with smoke alarm and access to loft, doors off onto bedrooms and bathroom.

Master Bedroom

12' 7" x 9' 10" plus recess (3.84m x 3.00m plus recess)

Radiator, coving to textured ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite Shower Room

Being fully tiled and comprising a three piece suite to include a shower cubicle with mains fed shower fitted, a wash hand basin with taps over and a WC with dual flush. Heated towel rail, shaver point, coving to textured ceiling with extractor and patterned UPVC double glazed window to the side.

Bedroom Two

9' 10" plus recess x 9' (3.00m plus recess x 2.74m)

Radiator, laminate flooring, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Radiator, laminate flooring, coving to textured ceiling and UPVC double glazed window to the rear.

Family Bathroom

Being half tiled and comprising of a three piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with mixer tap over and a WC. Radiator, shaver point, extractor, coving to textured ceiling and a patterned UPVC double glazed window to the rear.

Outside

There is a paved path leading to the front door with a storm canopy porch. The front garden is laid to lawn and a gravel driveway provides off road parking which in turn leads to the garage. A paved path to the side leads to gated access into the rear garden.

The rear garden is laid to lawn with a paved patio area and mature, established planted side borders. Timber built shed (with power), outside tap and lights. The garden is surrounded by a timber built fence.,

Garage

Fitted with a metal up and over door. Power and lighting, gas boiler and storage eaves.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305582 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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