



BARLEYFIELD, LANGTOFT, PE6 9RF
OFFERS IN EXCESS OF £399,000 FREEHOLD

A GREAT MODERN FAMILY HOME, WELL LOCATED WITHIN THE EVER-POPULAR VILLAGE OF LANGTOFT A SHORT WALK TO THE LOCAL PRIMARY SCHOOL AND OPEN PARKLAND. VERSATILE LIVING SPACE WITH AN OPEN PLAN KITCHEN DINING ROOM, COMFORTABLE SITTING ROOM AND MUST HAVE HOME OFFICE, FOUR BEDROOMS, DOUBLE GARAGE.

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for every step...



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Across the extended double width driveway and along the garden path flanked by lawns, under the canopy storm porch with part glazed entrance door through to:

ENTRANCE HALL

11'9 x 9'11 a lovely wide entrance hall with reverse stairs to the first-floor accommodation, under stairs storage cupboard, radiator, power points and finished with wood effect flooring.

SITTING ROOM

14'9 x 11'11 a comfortable sitting room, a bright space with UPVC window to the front aspect, feature fireplace with gas fire inset, radiator, power points, TV point, with double door opening through to:

KITCHEN DINING ROOM

24'3 x 8'7 a great space long and light with UPVC French doors onto the gardens and UPVC window to the rear aspect, comprising a range of modern refitted base and eye level storage units, incorporating straight edge work surface with sink inset and mixer tap over, cooker space with stainless steel extractor fan over, modern tiled splash backs integrated dishwasher, integrated fridge and freezer, ceiling spotlights, radiator, power points and wood effect flooring.

UTILITY ROOM

5'5 x 5'2 with UPVC window to the rear aspect and part glazed door to the side, straight edge work surface with plumbing and space for washing machine, radiator, power points, wall mounted boiler and wood effect flooring.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, extractor fan, ceiling spotlights and wood effect flooring.

HOME OFFICE

9'2 x 5'5 a versatile room an ideal home office or playroom, with UPVC window to the front aspect, radiator and power points.

LANDING

With an attractive UPVC arch window to the front aspect, loft access and radiator.

BATHROOM

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and curved panel bath with rain shower over, tiled splash backs and extractor fan.

BEDROOM

8'11 x 8'8 with UPVC window to the rear aspect, radiator and power points.

BEDROOM

8'5 x 8'8 with UPVC window to the rear aspect, radiator and power points.

BEDROOM

12' x 8'8 with UPVC window to the rear aspect, recessed triple wardrobe with hanging rails, radiator and power points.

BEDROOM

12' x 11'4 with UPVC window to the front aspect, fitted double and single wardrobe with hanging rails, radiator and power points.

EN SUITE

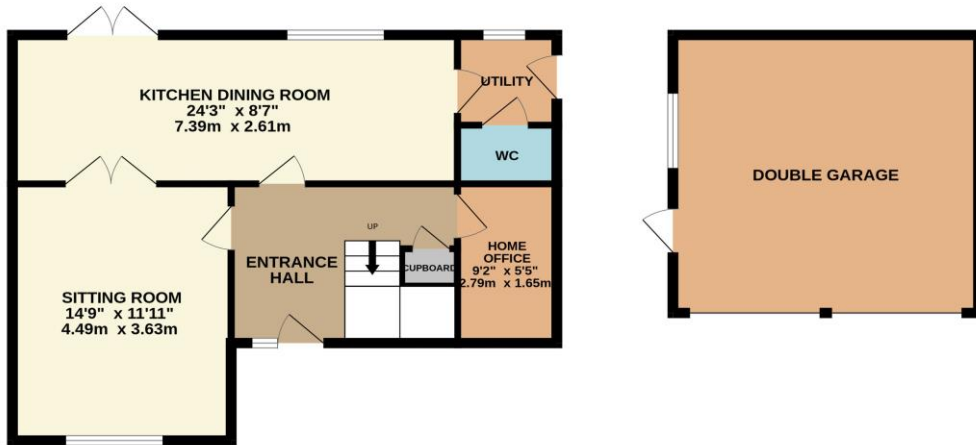
With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, pedestal wash hand basin and corner shower cubicle with shower over, ½ tiled walls, heated towel rail and extractor fan.

OUTSIDE

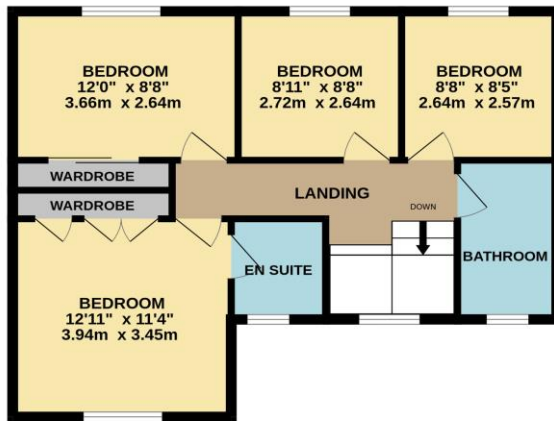
The frontage is open and mainly laid to lawn, an extended gravel driveway offering off road parking for three to four vehicles leads to a detached DOUBLE GARAGE with twin up and over doors with power and light connected. Gated access to the rear gardens which have been enclosed by panel fencing, shaped lawns are encompassed by pebble and slate borders, patio seating area with balustrade surround.



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



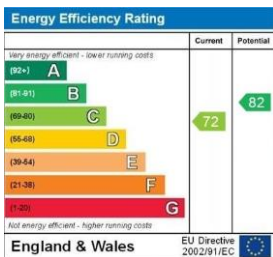
1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

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.
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