



TRUESDALE GARDENS, LANGTOFT, PE6 9QQ
£345,000 FREEHOLD

A much-improved established family home, well located within the ever-popular village of Langtoft and set on a corner plot with wide frontage and generous parking. With three bedrooms, day room/home office, sitting room and quality refitted kitchen dining room.

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A great location, set within the ever-popular village of Langtoft on a corner plot, the inviting wide frontage offers extended parking, crossing the block paved driveway and under the tiled canopy storm porch with composite security door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you, with stairs to the first-floor accommodation, understairs storage area to hide the coats and finished with contemporary wood effect flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin, contemporary radiator, tiled flooring and extractor fan.

KITCHEN DINING ROOM

21'4 x 7'3 (min) a great space, a light room with UPVC window to the front and rear aspects, comprising a range of refitted base and eye level storage units, incorporating straight edge work surface integrated double oven and four ring hob with stainless steel extractor fan over, pantry unit, recess for fridge/freezer, power points, TV point, ample space for bench seating and finished with contemporary wood effect flooring.

UTILITY

6'1 x 4'11 a handy space with UPVC window to the rear aspect and part glazed UPVC door to the side, with base and eye level storage units, roll edge work surface, plumbing and space for washing machine, plumbing and space for dishwasher,

radiator, power points and contemporary wood effect flooring.

DAY ROOM

16'11 x 9'10 a versatile room, currently a home office and snug with UPVC window to the front aspect UPVC Bi-fold doors to the rear opening through to the sitting room, radiator, power points, modern wood burner and finished with wood effect flooring.

SITTING ROOM

11'7 x 15'6 a fantastic addition to the living space with vaulted ceiling and dual Velux windows to the rear, UPVC window to the side and wide bi-fold doors onto the rear gardens, finished with tiled flooring, twin radiators, power points, TV point and ceiling spotlights.

LANDING

A bright landing with UPVC window to the rear aspect, fitted storage cupboard and fitted boiler cupboard, housing wall mounted boiler.

BEDROOM

10'1 x 7'4 with UPVC window to the rear aspect, radiator and power points.

BEDROOM

10'4 x 11 a good double bedroom with UPVC window to the front aspect, fitted double wardrobe with hanging rails, radiator and power points.

BEDROOM

10'1 x 11'1 another double bedroom with UPVC window to the front aspect, built in

double wardrobe with hanging rails, radiator, power points and loft access.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shaped panel bath with glass screen and shower over, splash backs, tiled flooring, vertical radiator and ceiling spotlights.

OUTSIDE

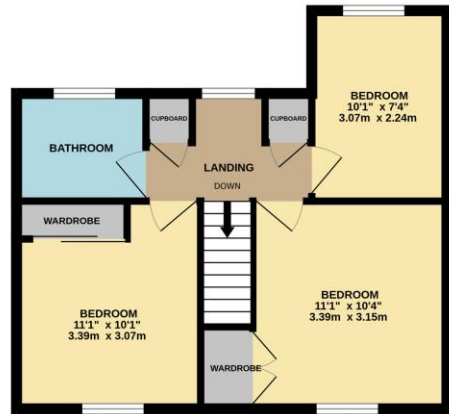
Sit on a corner plot within a popular development, a short stroll to the local primary school and playing fields. The frontage is open with long lawns and extended block pave and granite chip driveway offering off road parking for at least three vehicles, leading to a SINGLE GARAGE with up and over door, pedestrian door to the side. Gated side access leads to an attractive rear garden, enclosed by fencing with storage area to the side and mainly laid to lawn with timber decking, granite chip seating area and rear patio, which a selection of mature planting.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	73	82
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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