



LIME CLOSE, LANGTOFT, PE6 9RA
£305,000 FREEHOLD

A fantastic family home, greatly extended over the years to house a growing rabble, with five bedrooms, two bathrooms, sitting room, kitchen, dining room and handy utility room, benefiting from a tandem garage and ample parking, sold with the advantage of no upward chain.

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Across the extended block paved driveway with generous parking and up to the part glazed UPVC entrance door, opening through to:

ENTRANCE HALL

15'11 x 5'10 A long light entrance hall greets you with stairs to the first-floor accommodation and oil radiator.

SITTING ROOM

11'11 x 11'1 a bright reception room with UPVC picture window to the front aspect, oil radiator, wall lighting, wood effect flooring and air conditioning unit.

KITCHEN

10'6 x 8'2 opening to 17'3 in the dining room with glass block work to the rear through to the large utility room, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, tiled splash backs, undercabinet sensor lighting, cooker space with stainless steel extractor fan over, plumbing and space for dishwasher, recessed storage cupboard, power point and tiled flooring

DINING ROOM

8'10 x 8'2 opening to 17'3 into kitchen another bright room with UPVC French doors onto the rear gardens, oil radiator and wood effect flooring.

UTILITY ROOM

12'2 x 6'1 a long light utility room with UPVC window and part glazed door to the rear aspect and Velux sky light, comprising a

range of base and eye level storage units, incorporating roll edge work surface, plumbing and space for washing machine, vent for tumble dryer, oil radiator, power points, pedestrian door to the tandem garage and tiled flooring.

CLOAKROOM

With frosted UPVC window to the rear aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls and tiled flooring.

LANDING

Recessed airing cupboard, loft access and ceiling spotlights.

BEDROOM/HOME OFFICE

8'5 x 7'3 with UPVC window to the front aspect, fitted storage unit with shelving and oil radiator.

BEDROOM

10'6 (excluding wardrobes) x 8'6 with UPVC window to the front aspect, fitted triple wardrobe with sliding doors and hanging rails, stripped wood flooring and oil radiator.

BEDROOM

10'11 x 10'7 including wardrobes a good double bedroom with UPVC window to the rear aspect, fitted twin double wardrobes with hanging rails and shelving, fitted bedside cabinets, ceiling spotlights, ceiling fan and oil radiator.

BATHROOM

With frosted UPVC window to the rear

aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with electric shower over, fully tiled walls, tiled flooring, extractor fan and ceiling spotlights.

BEDROOM

12'7 x 7'7 with UPVC window to the rear aspect, oil radiator, power points and wood effect flooring

BEDROOM

7'7 x 12'8 (min) 17'9 (max) with UPVC window to the front aspect, power points and oil radiator

EN SUITE

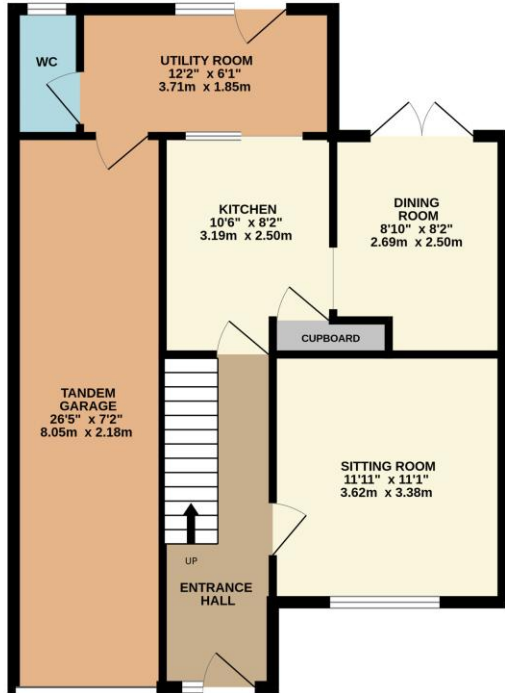
Comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with electric shower over and folding screen, tiled splash backs, tiled flooring and extractor fan.

OUTSIDE

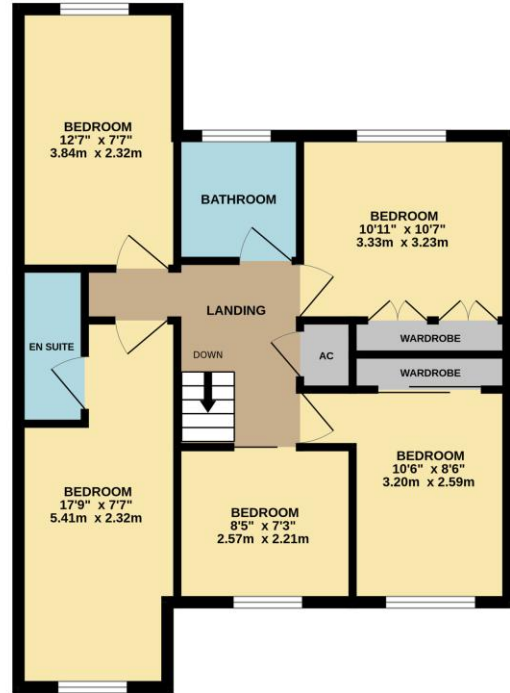
set within a popular enclave, close to countryside walks and nature reserve, the frontage is partially enclosed by fencing and block paved offering off road parking for at least three vehicles leading to a TANDEM GARAGE 26'5 x 7'2 with electric door, power and light connected, fitted storage units and shelving with pedestrian door into the house. The rear gardens are enclosed by panel fencing, mainly laid to lawn with raised rear decking area, slate beds, outside tap and outside power points.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



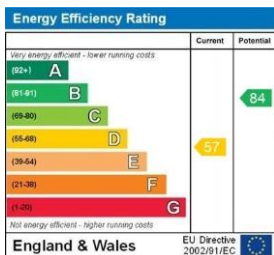
1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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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