



WEST END, LANGTOFT, PE6 9LU
£675,000 FREEHOLD

A striking stone fronted residence within the popular village of Langtoft, in the same family for over four decades, a truly rare opportunity to own this beautiful home. Generous accommodation with a wonderful, tiered principal bedroom, versatile reception rooms and a beautiful walled garden.

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An attractive stone façade greets you as you pull up to this beautiful family home, a pillared driveway to the side opens onto block paved off road parking, cross the flora filled courtyard the timber arbour you approach the part glazed UPVC entrance door opening through to:

ENTRANCE PORCH

10'4 x 9'7 Finished with tiled flooring, a space to take off your shoes and hang your coats with further door through to:

ENTRANCE HALL

A warm and inviting reception greets you, with stairs to the first-floor accommodation.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin finished with wood effect flooring.

SITTING ROOM

28'11 (max) 24'9 (min) x 15' a striking reception room full of charm, with dual windows to the front aspect, attractive window seating and further window to the side, exposed stonework and timber beams, attractive stone inglenook fireplace with brick hearth.

INNER LOBBY

With recessed storage cupboard

HOME OFFICE/SNUG

14'2 x 9'4 a great space to work from home or relax in with dual windows to the front aspect, exposed timber beams, recessed storage cupboard and walk in pantry, radiator and power points.

DINING ROOM

15'1 x 14'7 with double glazed doors onto the attractive rear gardens, a versatile space ideal for entertaining with recessed drinks cabinet, exposed stonework and timber beams, radiator

and power points.

KITCHEN

16'7 x 9'9 with double glazed window to the rear aspect, comprising a range of solid wood fronted base and eye level storage units, incorporating granite work surface with sink inset and mixer tap over, breakfast bar, cooker space, integrated dishwasher, heated towel rail and timber beams.

UTILITY

7' x 5'2 with window to the side aspect, plumbing and space for washing machine, space for fridge freezer, wall mounted boiler and wood effect flooring.

SPLIT LEVEL LANDING

With sky light and loft access

BEDROOM

14'4 x 10'6 a double bedroom with window to the rear aspect, radiator and built in airing cupboard.

SHOWER ROOM

17'8 x 5'11 (max) With frosted window to the side aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower with glass screen and aqua board, wood effect flooring and heated towel rail.

BEDROOM

15'2 x 17'5 a lovely light double bedroom with windows to the front side and rear aspects, with high ceiling and dual radiators.

BEDROOM

11' x 9'4 another good-sized bedroom with window to the front aspect with window seat and radiator.

PRINCIPAL BEDROOM

14'7 x 15'6 opening through to 31'7 a wonderful

principal suite with dual window to the front aspect, radiator and eaves storage, steps lead up to:

DRESSING ROOM

6'9 x 9'3 an impressive space with vaulted ceiling and exposed timber A frame with Velux window to the side, bespoke solid wood furniture including four double wardrobes, further steps lead up to:

EN SUITE

14'7 x 7'4 a luxurious en suite with window to the rear aspect, comprising a five-piece suite, with central roll top bath with shower taps over, low level WC, bidet, wash hand basin set in vanity unit and corner shower cubicle, wood effect flooring and heated towel rail.

OUTSIDE

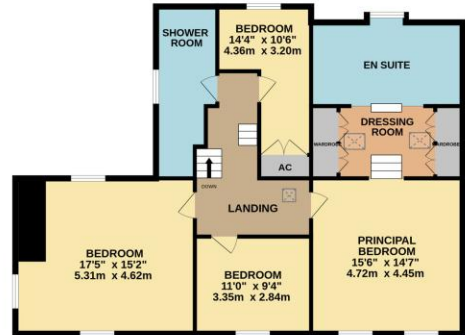
A fantastic position along West End in the ever-popular village of Langtoft, set along the causeway, to the side you approach a block paved driveway with off road parking for up to three vehicles and leads to a GARAGE/WORKSHOP 18'5 x 16'5 with electric up and over door and eaves storage. The private rear gardens are just stunning, enclosed by brick wall and mature hedging, with large lawns and split level patio seating with an array of mature planting with shaped shrubs and floral beds and borders with water feature and rockery, trellis work and rose bushes, a gardeners haven



GROUND FLOOR
1492 sq.ft. (138.7 sq.m.) approx.



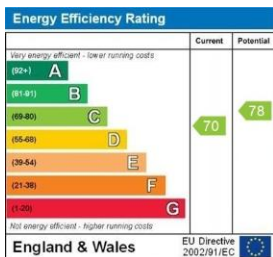
1ST FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA: 2588 sq.ft. (240.4 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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