



DEER PARK ROAD, LANGTIOFT, PE6 9RD

£265,000 FREEHOLD

A beautifully presented and much improved semi-detached family home, well located within the ever-popular village of Langtoft. A bright a comfortable sitting room, an inviting refitted kitchen diner, versatile garden room and cloakroom to the ground floor and three bedroom and modern shower room to the first floor. Attractive well-appointed gardens to the front and rear.

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ACCOMMODATION

Set behind attractive timber fencing you cross the grey cobbled driveway and up to the UPVC entrance porch opening into:

ENTRANCE PORCH

Kick off your wet shoes with further part glazed entrance door through to:

ENTRANCE HALL

A bright and welcoming reception greets you with stairs to the first-floor accommodation, radiator and finished with wood flooring

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, heated towel rail, extractor fan and tiled effect flooring.

SITTING ROOM

11'11 x 12'10 an attractive reception room with UPVC picture window to the front aspect, radiator, power points and TV point

KITCHEN DINING

18'3 x 10'11 an inviting and modern kitchen dining space with UPVC window to the rear and sliding UPVC patio doors to the garden room, comprising a range of refitted base and eye level storage units incorporating straight edge work

surface with sink inset and mixer tap over, integrated double oven and stainless steel four ring hob with extractor fan over, plumbing and space for dishwasher, fridge freezer space, recessed storage cupboard, radiator, power points and finished with modern wood effect flooring.

GARDEN ROOM

17'4 x 9'5 a fantastic addition to the accommodation, with UPVC windows to the side and rear aspects and sliding UPVC door onto the rear gardens, wall mounted electric heater and power points.

LANDING

With UPVC window to the side aspect, loft access and recessed boiler cupboard housing wall mounted boiler

BEDROOM

13'4 x 10'3 a lovely double bedroom with UPVC window to the front aspect, radiator, power points and TV point.

BEDROOM

10'3 x 9'10 (min) 12'1 (max) another good double bedroom with UPVC window to the rear aspect enjoying views over the open greens behind, radiator and power points.

BEDROOM

8'10 x 7'3 with UPVC window to the front aspect, radiator and power points.

SHOWER ROOM

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 walk in shower with rain shower over, ceiling spotlights, extractor fan and tiled effect flooring.

OUTSIDE

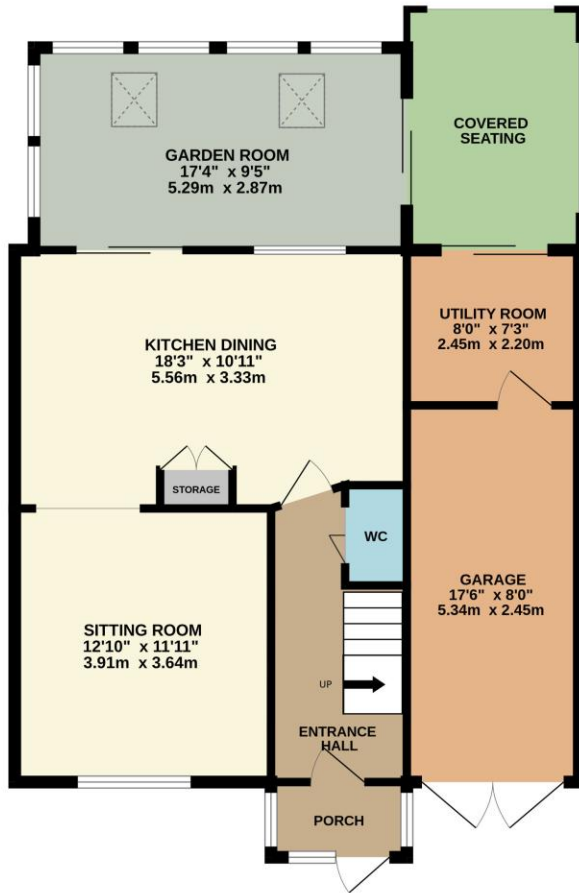
Well located within an established and popular development, the neat frontage is partially enclosed by attractive timber fencing shaped lawns and raised wood edged well stocked borders, grey block paved driveway offering off road parking leading to **SINGLE GARAGE 17'6 x 8'** with dual timber doors, power and light connected with pedestrian door through to **UTILITY ROOM 7'3 x 8'** comprising a range of base and eye level storage units, roll edge work surface with stainless steel sink inset, fridge freezer space, plumbing and space for washing machine, tiled flooring and power points. The rear gardens are a delight, enclosed by panel fencing with extended newly laid patio seating area, main laid to lawn with shaped well stocked borders and space for timber shed, adjacent to open greens at the rear.

AGENTS NOTE.

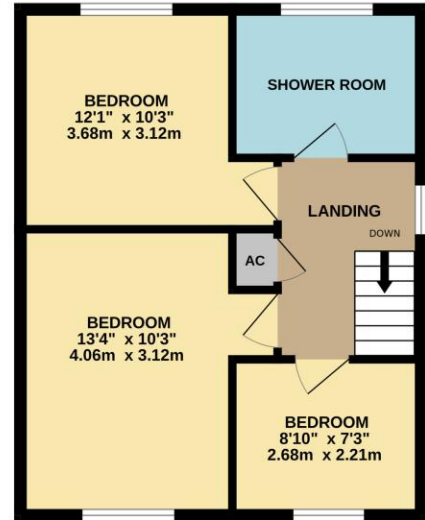
The solar panels are included in the sale but the seller is taking the battery storage unit and this will not be included in the sale.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



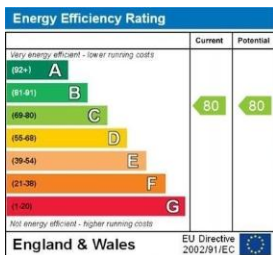
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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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