



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Thornton Crescent, Church Langton

3 1 2



“The Plot & Proportions Combine...”

...to form this impressive semi-detached property, situated in the highly desirable village of Church Langton and boasting three bedrooms, an oversized garage and a spacious southeast facing rear garden!

Situated in the picturesque village of Church Langton, the property is within walking distance to the village school, the local pub, countryside public footpaths and efficient access to commuter links such as the A6 and A14.

Entrance through uPVC front door leading into inviting entrance hall with stairs flowing up to the first-floor landing.

Spacious living/dining room featuring attractive laminate flooring, a stone fireplace with an electric fire adding a focal point to the room, a bow window to the front elevation injecting natural light and French doors into the conservatory.

Light and airy conservatory with views out over the garden and French doors opening out.

Kitchen/breakfast room comprising ceramic tiled flooring, a host of eye and base level fitted units, a breakfast bar, roll top work surfaces, a composite one and a half bowl sink, an integrated electric cooker with a four ring electric hob, space for a washing machine, dishwasher and fridge/freezer, access to the useful under stair storage cupboard, and a door out to the rear garden.

Oversized garage with a manual up and over door, a side personnel door and benefitting from power and light.

First floor landing with access to the part boarded attic with a pull-down ladder and lighting.

Three well-proportioned bedrooms, two of which are double in size with the main bedroom benefitting from fitted wardrobes.

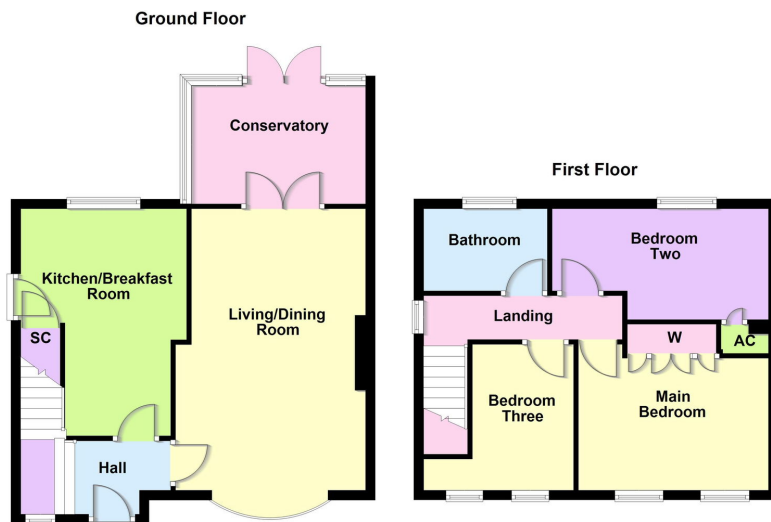
Family bathroom comprising attractive vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property features a neat and attractive frontage with a block paved driveway providing off road parking for two to three cars, a lawn area and mature plantings.

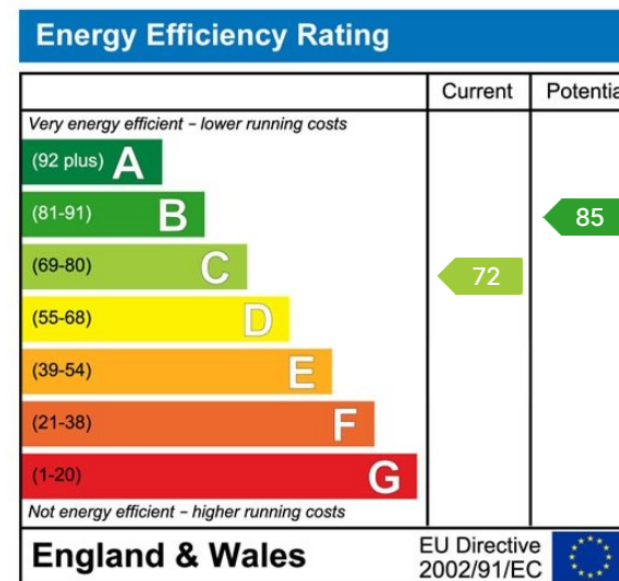
The spacious and southeast facing rear garden is a real sun trap and features a block paved driveway flowing up to the garage, and a lawn area in front of the conservatory.

Steps lead up to a generous patio area, perfectly positioned to capture the best of the days sun with a raised decking area and space for a hot tub if required.





- Hall - 2.06m x 1.47m (6'9" x 4'10") max
- Living/Dining Room - 5.82m x 3.94m (19'1" x 12'11") max
- Kitchen/Breakfast Room - 4.67m x 3.43m (15'4" x 11'3") max
- Conservatory - 3.51m x 2.44m (11'6" x 8'0")
- Main Bedroom - 3.94m x 3.02m (12'11" x 9'11") max
- Bedroom Two - 4.5m x 2.31m (14'9" x 7'7") max
- Bedroom Three - 3.15m x 3.02m (10'4" x 9'11") max
- Bathroom - 2.54m x 1.68m (8'4" x 5'6")
- Garage - 7.47m x 3.78m (24'6" x 12'5")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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