



nest
ESTATES

Manor Way, Langtoft

Peterborough, PE6 9ND

£265,000

SUMMARY

- Extended Two Bedroom Semi Detached Bungalow With Loft Conversion
- Entrance Hall With Utility Cupboard
- Downstairs Bathroom
- Open Plan Kitchen Dining Space
- Living Room, Study & Conservatory
- Upstairs Main Bedroom With En Suite Shower Room & Built In Storage
- Enclosed Rear Garden & Off Road Parking







An extended two-bedroom semi-detached bungalow, thoughtfully enhanced with a loft conversion to provide additional living space. The property comprises a welcoming entrance hall, a convenient utility cupboard, and a modern ground floor bathroom. At the heart of the home is a spacious open-plan kitchen and dining area, offering direct access to a bright conservatory—ideal for both everyday living and entertaining. A comfortable living room, a versatile study and a double bedroom further complement the ground floor accommodation. Upstairs, the property boasts a well-proportioned double bedroom, with its own en suite facilities. Externally, the home benefits from an enclosed rear garden, perfect for outdoor relaxation, as well as off-road parking.

Village Lifestyle with Exceptional Connectivity.

Nestled in the desirable village of Langtoft, this home enjoys the best of both worlds — a peaceful rural setting just 10 miles from Peterborough and 8 miles from Stamford. Nearby Market Deeping and surrounding market towns offer a fantastic choice of independent shops, restaurants, and essential amenities.

Local highlights include The Waggon & Horses, a welcoming pub serving home-cooked meals, a well-stocked general store with a Post Office, a village hall, and a beautiful Grade I listed church. Families will appreciate the choice of highly regarded schools in the area, including Langtoft Primary School, Arthur Mellows Village College, and the prestigious Stamford Endowed Schools and The King's (Cathedral) School in Peterborough. Copthill Independent Day School is just an 11-minute drive away. Perfectly Positioned for Work and Play Commuting is a breeze with Peterborough Station just 20 minutes away, offering direct trains to London King's Cross in under 50 minutes. For leisure, explore nearby Tallington Lakes Leisure Park, Rutland Water, or the historic Georgian town of Stamford – all within easy reach.



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Local Authority: SKDC

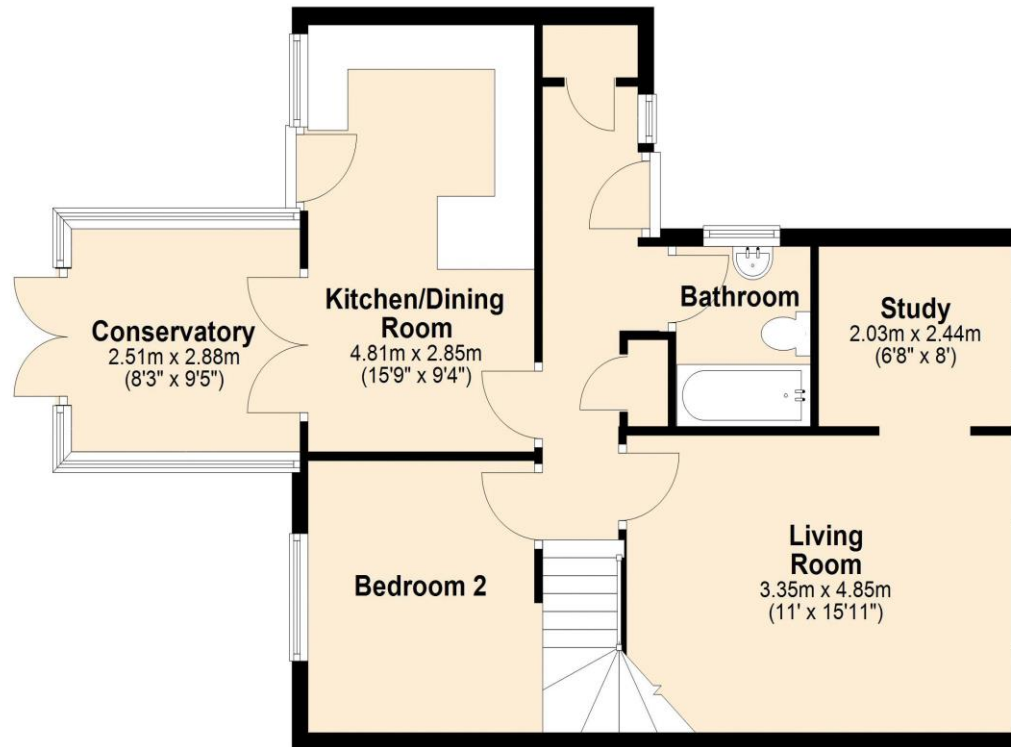
Services: Gas Central Heating

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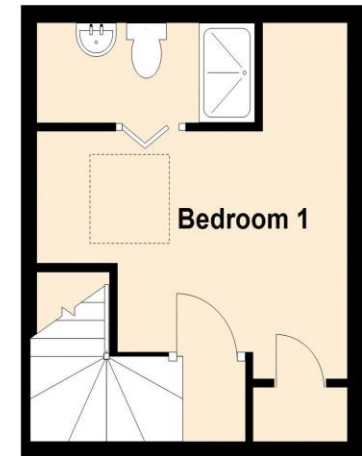
Ground Floor

Approx. 65.3 sq. metres (702.7 sq. feet)



First Floor

Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 sq. feet)