



**STOWE ROAD, LANGTOFT, PE6 9NE**  
**£300,000 FREEHOLD**

A stunning surprise sits behind this deceptive façade, thoughtfully and superbly extended to maximize the living space in this wonderful family home, with an eye for detail continuing to the attractive landscaped southerly facing and generous rear gardens, centred around a striking kitchen day room

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A fantastic location within the ever-popular village of Langtoft, across from parkland, a deceptive façade hides a cleverly extended and generous home, you cross the long frontage and up to the composite entrance door opening through to:

#### ENTRANCE HALL

A neat reception still hiding what is beyond with stairs to the first-floor accommodation, and door through to:

#### SITTING ROOM

15'7 (max) x 11'8 a bright modern sitting room with UPVC window to the front aspect, feature limestone fireplace with cast wood burner inset, radiator, power points and TV point.

#### KITCHEN DAY ROOM

18'8 x 7'10 (min) 16'8 (max) here is where you see the huge changes a stunning addition to the living space with wide Bi-fold doors opening onto the extensive split level patio and southerly facing rear gardens, the kitchen area comprises a range of refitted quality base and eye level storage units incorporating straight edge Quartz work surface with under mounted sink and mixer tap over, integrated double oven and five ring induction hob with modern extractor fan over, integrated full size fridge and full size freezer, integrated dishwasher, under worktop LED lighting and LED cabinet lighting finished with modern wood effect flooring through out the day area, radiator, power points and TV point

#### UTILITY ROOM

7'4 x 4'4 a clever addition with frosted UPVC window to the side aspect, comprising a quality range of base and eye level storage units, straight edge work surface, wall mounted boiler, power points, plumbing and space for washing machine, modern wood effect flooring.

#### CLOAKROOM

A great addition 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, modern wood effect flooring

#### LANDING

With loft access and doors spanning out to:

#### BEDROOM/HOME OFFICE

9'6 x 7'11 (max) 4'9 (min) a great home office or small bedroom with UPVC window to the front aspect, radiator, power points and ceiling spotlights

#### BEDROOM

10'5 x 9'8 a good double bedroom with UPVC window to the front aspect with views over the park, radiator and power points

#### BEDROOM

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

#### BATHROOM

With sky light and comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, ½ tiled walls, vertical radiator, wood effect flooring and ceiling

spotlights

#### BEDROOM

16'4 x 8'1 a fantastic main bedroom suite with UPVC window to the rear aspect, bespoke fitted bedroom furniture including single and double wardrobe, radiator, power points and TV point

#### EN SUITE

With Velux window, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with rain shower over, fully tiled walls, heated towel rail and wood effect flooring

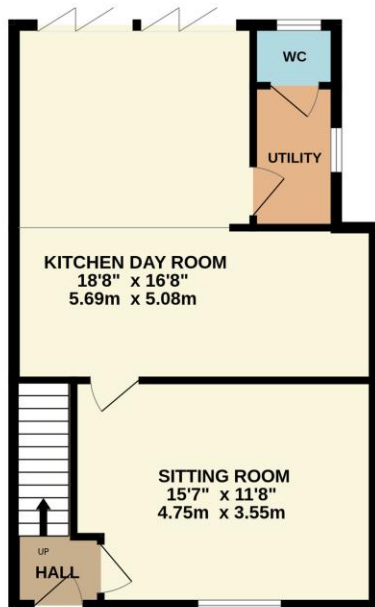
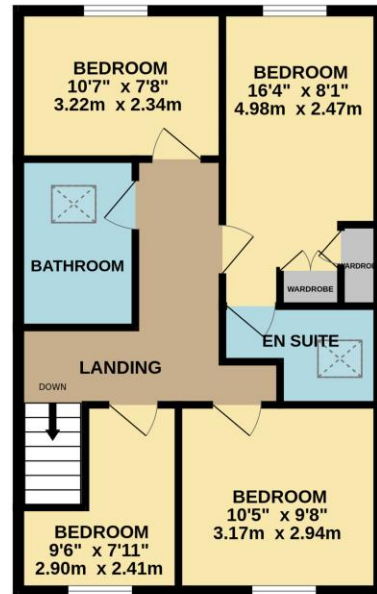
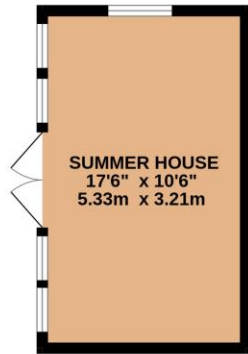
#### OUTSIDE

The long frontage is open with neat lawns and garden path. Vehicle access to the right of the property brings you around to the rear with gravel off road parking for up to four vehicles, gated access lead to the stunning southerly facing rear gardens, beautifully landscaped with shaped lawns and granite chipping edged boarders leading to an extensive three tiered patio with strip lighting and TIMBER SUMMER HOUSE 17'6 x 10'6 with power and light and a myriad of uses.



GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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