

43 CLOVEN ENDS, LANGTOFT, PETERBOROUGH, PE6 9LF



£225,000

- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME
- OPPORTUNITY TO EXTEND (STPP)
- STUNNING COUNTRYSIDE VIEWS
- CUL-DE-SAC LOCATION IN DESIRABLE VILLAGE
- NEW BOILER INSTALLED IN 2025
- SPACIOUS AND BRIGHT LIVING ROOM
- KITCHEN / DINER WITH STABLE DOOR
- SUN ROOM WITH FRENCH DOORS TO LOW MAINTENANCE, LANDSCAPED GARDEN
- DETACHED SINGLE GARAGE AND 300FT DRIVEWAY
- COUNCIL TAX BAND A / EPC ENERGY RATING E



PROPERTY HIGHLIGHTS

This beautifully presented two double bedroom semi-detached home enjoys stunning countryside views and offers exceptional potential to extend (STPP).

Tastefully decorated throughout and having undergone renovation in December 2025, including the installation of a new boiler, the property is ready to move straight into and would make an ideal first time buy.

The accommodation briefly comprises a spacious living room, a kitchen/diner featuring a stable door with a tilt-and-turn window perfectly positioned to enjoy the picturesque field views, and a delightful sun room with French doors to the garden. Upstairs, there are two generous double bedrooms and a modern family shower room.

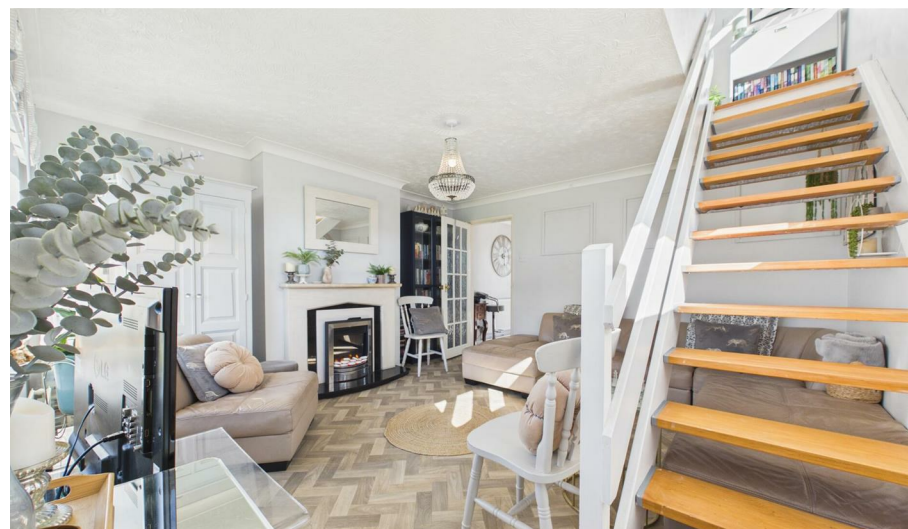
Externally, the property benefits from a low maintenance rear garden, a generous driveway providing ample off road parking for several vehicles, and a detached single garage with a rear window, currently utilised as an art studio. A side gate provides direct access to a public footpath, ideal for countryside walks and dog walking, as well as convenient access to a nearby bus stop.

Combining modern interiors, beautiful rural views and excellent potential for future development, this charming home is a fantastic opportunity for buyers seeking a property they can enjoy from day one.

AGENTS NOTES:

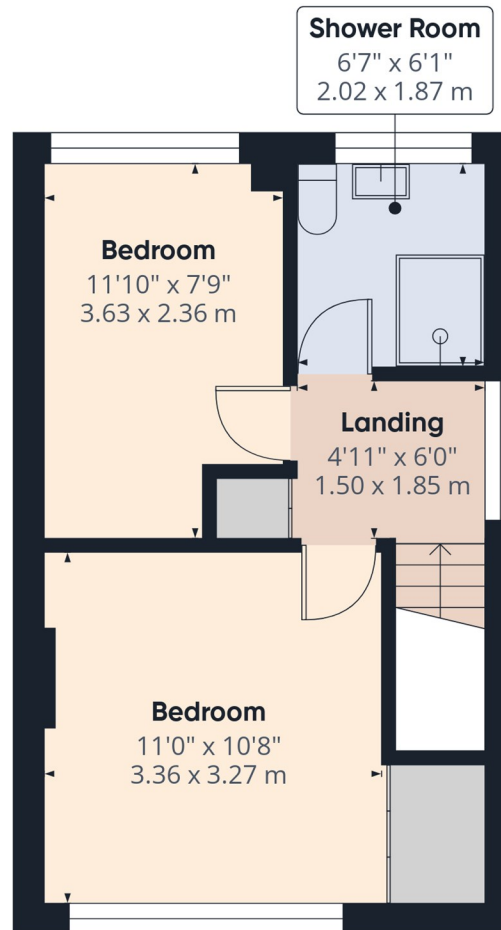
Important Material Information for this property is featured on the last page of this brochure

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 2 Reception

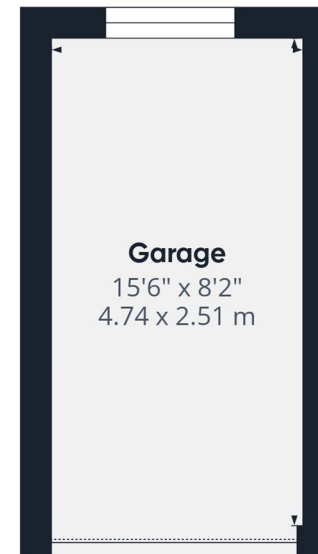




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

854 ft²
79.5 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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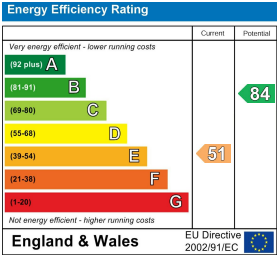


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: A

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property? 01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

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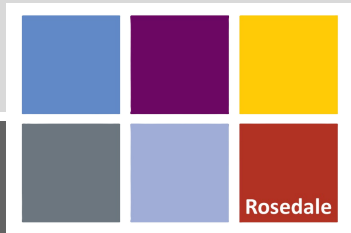
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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