WESTFIELD WAY, LANGTOFT, PE6 9RH

£350,000 FREEHOLD

A fantastic family home with four double bedrooms, set toward the entrance of a well-regarded development within the village of Langtoft. A bright property with good sized gardens, two reception rooms and kitchen with breakfast nook, sold with the advantage of no upward chain.

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ACCOMMODATION

With established gardens to the front, you cross the block paved driveway and up to the canopy storm porch with part glazed entrance door opening through to:

ENTRANCE HALL
A bright and welcoming reception greets you with stairs to the first-floor accommodation, handy understairs storage, radiator, power point and finished with wood effect flooring.

SITTING ROOM
14'4 (min) 16'9 (into bay) x 11'10 a light and pleasant sitting room with UPVC box bay window to the front aspect, radiator, power points, Tv point and square archway through to:

DINING ROOM
9'8 x 12'2 a versatile room, ideal for family dining with UPVC Frech doors onto the rear gardens, radiator and power points

KITCHEN BREAKFAST
14'11 (max) x 12'1 (max) with dual UPVC windows to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, integrated double oven and four ring hob with extractor fan over, radiator, power points and breakfast nook.

UTILITY ROOM
9'1 x 7'3 with UPVC window to the side aspect and part glazed UPVC door to the side, roll edge work surface, fridge freezer space, plumbing and space for washing machine, radiator, power points and pedestrian door to the garage.

CLOAKROOM
With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, tiled effect flooring.

LANDING
With loft access and recessed storage cupboard

BEDROOM
13'3 x 13'10 a good double bedroom with UPVC window to the rear aspect, radiator and power points

BEDROOM
14'7 x 8'6 another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM
9'3 x 12'10 another good bedroom with UPVC window to the front aspect.

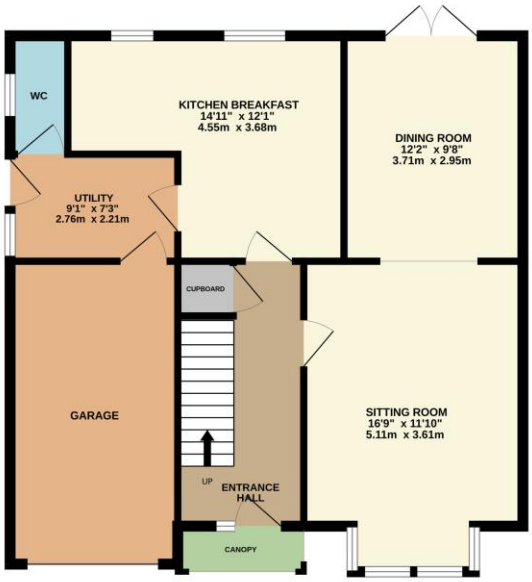
BATHROOM
With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and curved panel bath with step in and glass screen, tiled splash backs, radiator and extractor fan.

PRINCIPAL BEDROOM
15'11 (max) 12'1 (min) x 11'6 a great principal suite, with UPVC window to the front aspect, and bespoke fitted bedroom furniture including three double wardrobes with hanging rails and shelving, radiator, power points, TV point, dressing area with access to:

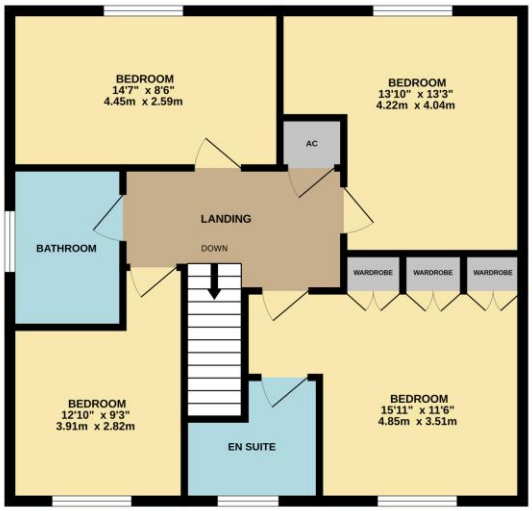
EN SUITE
With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, tiled splash backs, extractor fan and shaver point.

OUTSIDE
A great location, at the entrance of a popular development within the village of Langtoft, the mature frontage is partially enclosed by mature hedging and laid to lawn with block paved driveway offering off road parking and leading to SINGLE GARAGE with remote electric up and over door, power and light connected and wall mounted boiler. Gated access leads to the rear gardens which are enclosed by panel fencing and laid to lawn with extended patio seating area, paved pathways, and selection of mature trees and shrubs.

GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 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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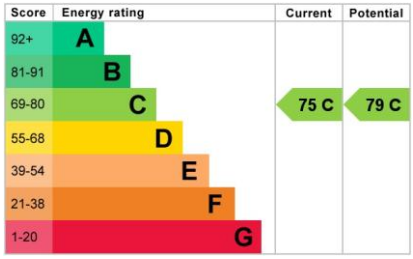

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