



**RYEFIELD, LANGTOFT, PE6 9RE**  
**£220,000 FREEHOLD**

A delightful and well looked after home, enjoying views over fields to the front and sold with the advantage of no upward chain. Two allocated parking spaces, a light and inviting ground floor and three bedrooms, a fantastic first time buy.

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for every step...



## ACCOMMODATION

Set toward the end of a popular enclave with views across open greens and fields beyond.

To the front, cross past the double width parking, under the canopy storm porch with part glazed UPVC entrance door opening through to:

### ENTRANCE HALL

A light and inviting entrance hall with stairs to the first-floor accommodation, handy understairs storage, radiator and finished with wood effect flooring.

### SITTING ROOM

15'2 x 9'8 another light space with UPVC box bay window to the front aspect, feature fireplace with electric fire inset, radiator and power points.

### KITCHEN DINING ROOM

15'10 x 10'3 with UPVC window to the rear aspect and sliding patio doors onto the rear gardens, ample space for dining with the kitchen area comprising a range of base and eye level storage cupboards, incorporating roll edge work surface with stainless steel 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob, wall mounted boiler (replaced in 2025) fridge freezer space, plumbing and space for washing

machine, radiator, power points and finished with wood effect flooring.

### LANDING

With recessed airing cupboard and loft access

### BEDROOM

11'7 x 9'8 (max) a lovely double bedroom with UPVC window to the front aspect and views over open greens and fields beyond, built in triple wardrobe with sliding doors and hanging rails, radiator and power points.

### BEDROOM

11'8 x 8'11 with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring

### BEDROOM

7'9 x 6'9 with UPVC window to the rear aspect, radiator and power points.

### BATHROOM

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with mixer shower taps over, tiled splashbacks, radiator and modern wood effect flooring.

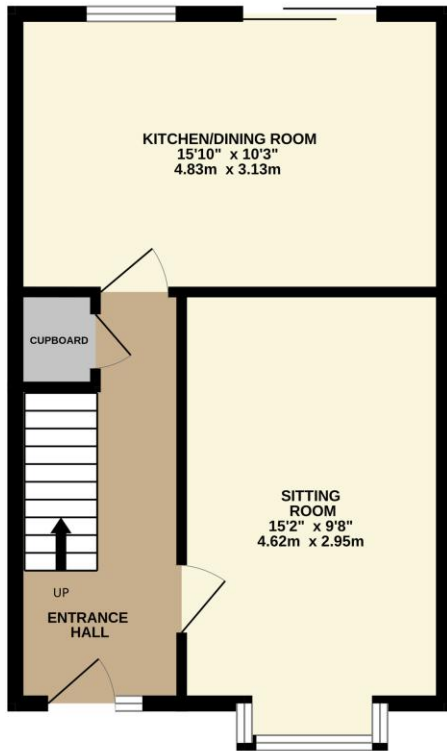
### OUTSIDE

Well located toward the end of a

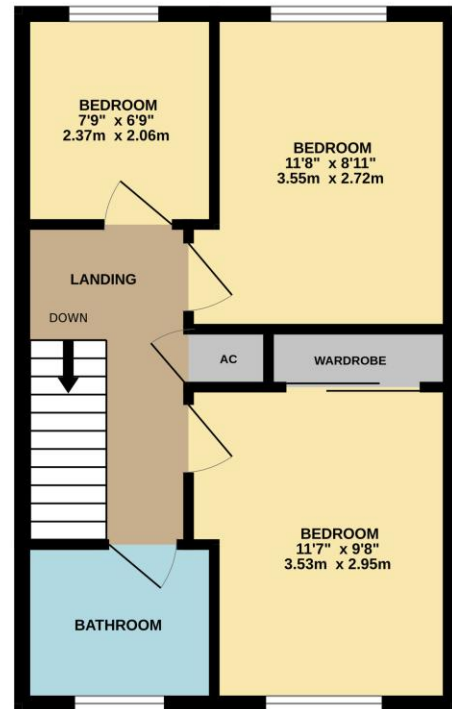
popular cul de sac with views over open greens and fields beyond, the frontage is open with two allocated parking bays, side gated access to the rear gardens which are mainly enclosed by panel fencing, hard landscaped mainly laid to gravel with extended patio seating area, shrub borders and timber shed.



GROUND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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