



**MANOR CLOSE, LANGTOFT, PE6 9NB**  
**£269,995 FREEHOLD**

A Fantastic family home, set within the ever-popular village of Langtoft, a stones throw from the park and local primary school and pre-school, with extended ground floor accommodation offering versatile living space and potential four bedrooms.

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## ACCOMMODATION

A wonderful position, with long front lawns and extended driveway with off road parking for three vehicles and possibilities to extend further, you cross the driveway and up to the UPVC entrance door, opening through to:

### ENTRANCE HALL

A wide and inviting entrance hall, with stairs to the first-floor accommodation, generous under stairs storage area ideal for shoes and bags after school. With radiator and power points.

### KITCHEN

**13'8 x 9'8** a bright kitchen breakfast room with UPVC window to the front aspect, comprising a range of high gloss modern base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset with mixer tap over, cooker space with stainless steel extractor fan over, plumbing and space for washing machine, space for fridge freezer, integrated dishwasher, radiator, power points and hard wood flooring.

### SITTING ROOM

**13'7 x 11'7 opening to 26'11** a cleverly arranged and extending living space opening through to a family room, finished with hard wood flooring, radiator, power points and TV point.

### FAMILY ROOM

**12' x 13'8 opening to 26'11** a fantastic addition to the living space a continuation

of the sitting room and family space with bi-fold doors opening onto the southerly facing rear gardens, attractive lantern sky light letting in lots of natural light, finished with hard wood flooring, radiator and power points.

### BEDROOM/PLAYROOM

**11'7 x 7'5 (min)** stepping down into this versatile room, currently a ground floor bedroom, comfortably a play room or home office with UPVC window to the front aspect, radiator, power points and eaves storage.

### HOME OFFICE

**7'11 x 5'3** hidden away from the main living space with UPVC window to the rear aspect, ceiling spotlights and power points.

### LANDING

With doors spanning out to:

### BEDROOM

**11'11 x 9'10** a good double bedroom with UPVC window to the front aspect, radiator, power points, fitted triple wardrobe with recessed boiler cupboard (boiler was replaced in 2024)

### BATHROOM

With frosted UPVC window to the side aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit with storage draws and shaped panel bath with rain shower over and glass screen, tiled splash backs, chrome heated towel rail and tiled effect flooring.

### BEDROOM

**11'8 x 6'2** with UPVC window to rear aspect, radiator and power points.

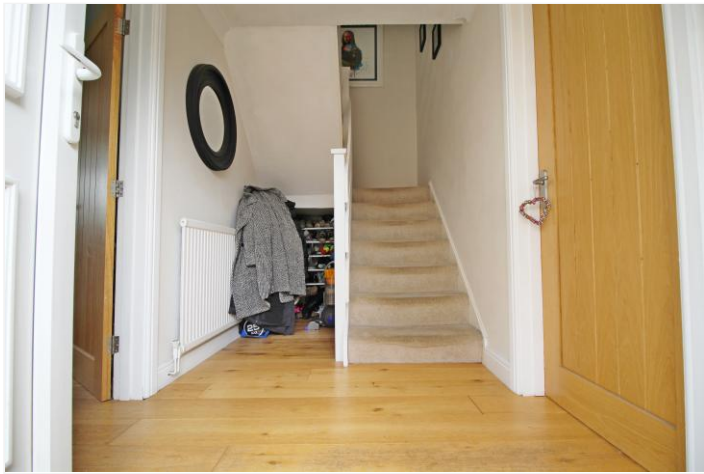
### BEDROOM

**7 x 11'7 (max) 8'7 (min)** with UPVC window to the rear aspect, radiator, power points and loft access.

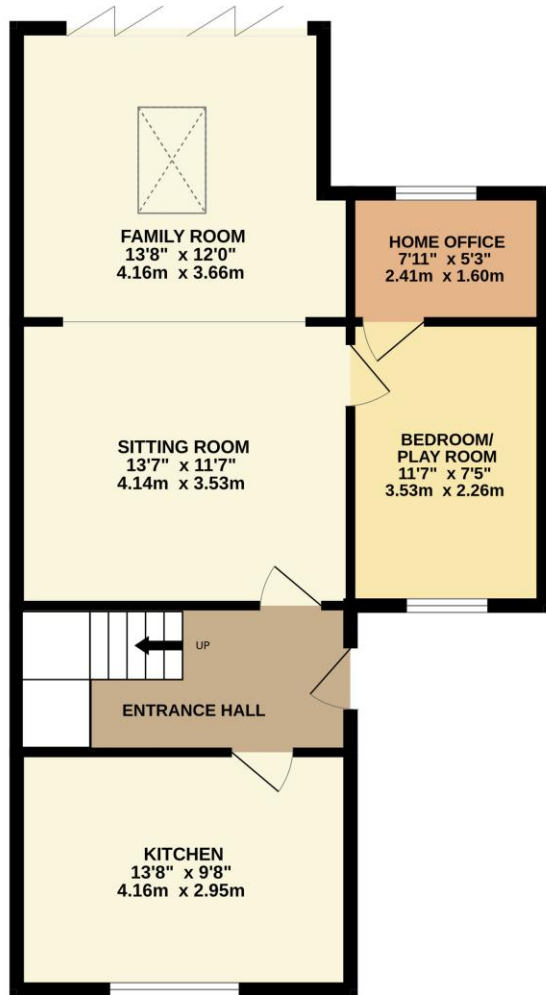
### OUTSIDE

Set toward the end of an established enclave, a short hop to the local park, enjoying a long frontage, mainly laid to lawn with neat hedgerow and extended driveway offering parking for three vehicles and potential to extend further. The rear gardens are enclosed by fencing and enjoy a southerly aspect, laid to lawn with shrub borders, space for timber shed and gravelled seating area.

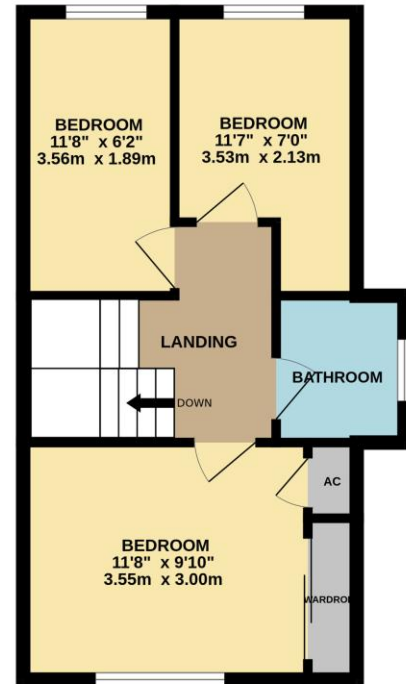




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82+)		
B (81-81)		82
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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