



West End
Langtoft PE6 9LU

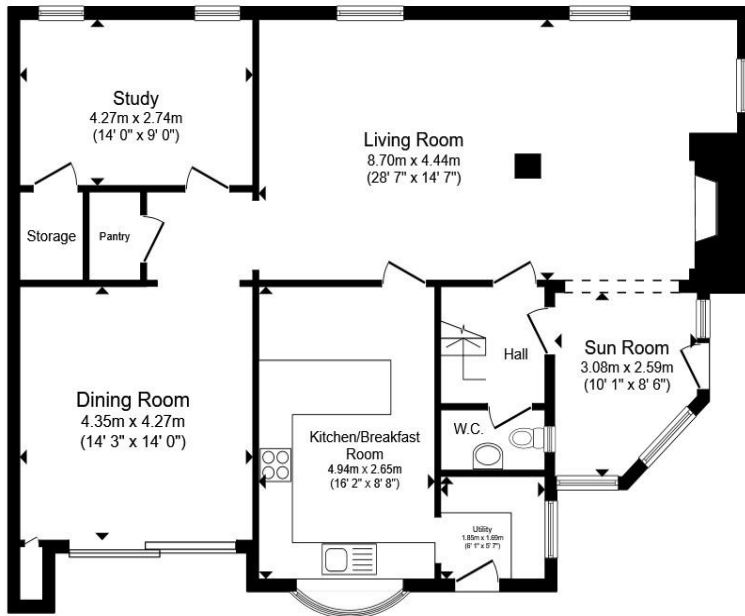


KNIGHT
PARTNERSHIP

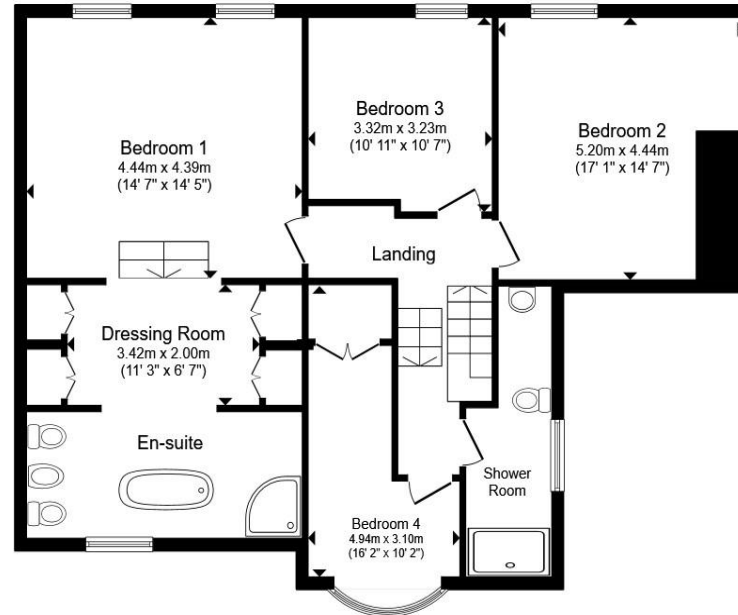
Welcome to **West End**

This lovely stone-fronted period home is situated in a sought-after village location offering many amenities including a primary school and shop. The property offers generous and versatile accommodation throughout, and viewing is highly recommended to fully appreciate this fantastic family home!





Ground Floor



First Floor

Sunroom

10' 1" x 8' 6" (3.07m x 2.59m)

Cloakroom

Living Room

28' 7" x 14' 7" (8.71m x 4.45m)

Kitchen Breakfast Room

16' 2" x 8' 6" (4.93m x 2.59m)

Dining Room

14' 3" x 14' (4.34m x 4.27m)

Utility Room

6' 1" x 5' 7" (1.85m x 1.70m)

Study

14' x 9' (4.27m x 2.74m)

Bedroom One

14' 7" x 14' 5" (4.45m x 4.39m)

Dressing Room

11' 3" x 6' 7" (3.43m x 2.01m)

En-Suite Bathroom

Bedroom Two

17' 1" x 14' 7" (5.21m x 4.45m)

Bedroom Three

10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom Four

16' 2" x 10' 2" (4.93m x 3.10m)

Shower Room

Garage

18' 5" x 16' 5" (5.61m x 5.00m)

Total floor area 206.4 sq.m. (2,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

West End

- Spacious Period Detached Home
- Character Features including Exposed Stone, Inglenook Fireplace & Beams
- Large Living Room, Separate Dining Room & Study
- Principal Bedroom with Dressing Area & En-Suite Bathroom
- Large Garden & Double Garage
- Popular Village Location
- No Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£630,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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