



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Modern Country Living”

Beautifully presented, this modern two-bedroom cottage is tucked away down a private road on the sought-after Langdale development in Thorpe Langton built by Grace Homes. The property benefits from underfloor heating throughout, well-proportioned bedrooms and stunning countryside views.



Langdale
Thorpe Langton
LE16 7FU





Entrance is granted via a timber front door with glazed panel, opening into a spacious hallway featuring high-quality laminate flooring and providing access to all rooms.

The beautifully appointed kitchen enjoys a large window to the front elevation and is fitted with shaker-style eye and base level units, complemented by a square-edged Silestone Blanco Norte worktop and Porcelanosa Plantino floor tiles. A range of high-quality integrated appliances includes a fridge/freezer, a single oven, four-ring gas hob, a dishwasher and washer dryer, along with a Blanco one-and-a-half bowl sink with mixer tap.

Oak veneered double doors open from the kitchen into the generously sized living room, complemented by a dual aspect that floods the room with natural light. Glazed French doors provide direct access to the rear garden.

The modern bathroom features Rodano Acero floor and wall tiling and is fitted with a Villeroy & Boch white three-piece suite comprising a bath with mixer tap and shower attachment, low-level WC, wash hand basin with storage beneath and a chrome heated towel rail.

The main bedroom is well proportioned and enjoys a window overlooking the rear garden, along with a built-in double wardrobe. The second bedroom, also double in size, features continued high-quality laminate flooring and a large window to the front elevation, allowing plenty of natural light.

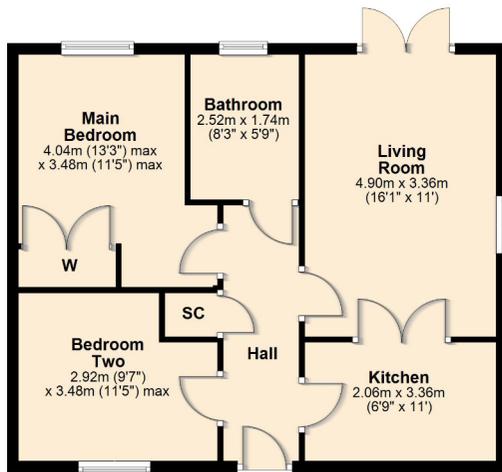
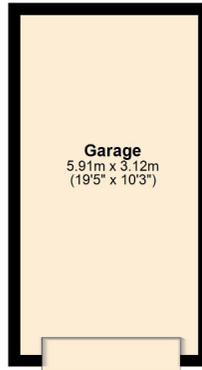


The property is approached by a paved pathway with steps leading to the front door, set beneath an attractive entrance canopy, boarded by beautiful mature planting the path also leads to the side of the property boasting a block paved driveway providing generous off road parking which leads to a single detached garage fitted with an electric up and over door. To the left of the driveway is a low maintenance artificial lawn.

The rear garden enjoys a pleasant outlook over the surrounding countryside, to the rear of the property is well proportioned paved patio area, the rest of the garden is predominantly laid to lawn boarded by established hedging.

The annual service charge last year was - £209.90

Ground Floor



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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