



**THE RIDES, LANGTOFT, PE6 9RR**  
**£500,000 FREEHOLD**

An outstanding and beautifully presented detached family home, superbly located within an exclusive development on the edge of Langtoft village. Stunning landscaped gardens surround an extended generous four-bedroom property with three versatile reception rooms.

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You turn the corner in this exclusive development, and you see it immediately, a stunning property set on an attractive corner plot with beautiful gardens and a striking frontage, you cross the long brick cobbled driveway and along the garden path with brick pillared canopy storm porch and part glazed entrance door through to:

#### ENTRANCE HALL

A bright and welcoming reception greets you with an oak staircase leading to the first-floor accommodation, radiator and handy understairs storage with shelving.

#### CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin, tiled splashbacks, tiled flooring and radiator.

#### SITTING ROOM

16'2 x 11'8 a lovely room with UPVC bay window to the front aspect, feature fireplace with electric fire inset, radiator, power points and TV point.

#### KITCHEN

12'11 x 12'8 a beautiful room refitted by Devonport's, comprising a range of quality base and eye level storage units, incorporating Quartz work surface with sink inset and mixer tap over, integrated double oven and four ring hob, integrated dishwasher, integrated fridge and freezer, breakfast bar, finished with tiled flooring, radiator, power points and ceiling spotlighting.

#### UTILITY ROOM

6'5 x 7'5 with part glazed UPVC door to the side aspect directly onto the long driveway, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset with mixer tap over plumbing and space for washing machine, space for tumble dryer, wall mounted boiler radiator, power points and tiled flooring.

#### SNUG/DINING

12'8 x 11'8 opening through to the family room with UPVC window to the side aspect, radiator and power points

#### FAMILY ROOM

22'10 x 12' a stunning room and fantastic addition to the living space with dual UPVC French doors opening onto the rear gardens, ample natural light with UPVC windows to both side aspects and lantern sky light, finished with modern wood effect flooring and handy pedestrian door through to the garaging.

#### LANDING

With attractive arch UPVC window to the front aspect, loft access, recessed airing cupboard, radiator and power points.

#### BATHROOM

With frosted UPVC window to the front aspect, refitted by Devonport's comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and tiled panel bath with shower over, fully tiled walls, tiled flooring, chrome heated towel rails and ceiling spotlights.

#### BEDROOM

10'2 x 11'9 a good double bedroom with UPVC window to the front aspect, bespoke fitted double wardrobe with hanging rails, radiator and power points.

#### BEDROOM/HOME OFFICE

8'11 x 6'6 with UPVC window to the side aspect, radiator and power points.

#### BEDROOM

13' x 8'11 another double bedroom with UPVC window to the rear aspect, bespoke fitted double wardrobe, radiator and power points.

#### BEDROOM

12'8 x 11'9 a bright principal bedroom with UPVC window to the rear aspect, bespoke fitted double wardrobe, radiator and power points.

#### EN SUITE

With frosted UPVC window to the side aspect, comprising a modern refitted three-piece suite low level WC, wash hand basin and walk in shower with glass screen, fully tiled walls, tiled flooring, alcove shelving and chrome heated towel rail.

#### OUTSIDE

A superb position within a popular development, set proudly on a corner plot with a beautiful well-tended frontage, neat lawns with slate beds and inset shaped shrubs, a long brick cobbled driveway offers ample parking for at least four vehicles leading to a DOUBLE GARAGE 18'1 x 18' with twin up and over doors, tiled flooring, power points and eaves storage. Cast gated access leads to the equally impressive rear gardens, enclosed by panel fencing and brick wall with well-tended shaped lawns with slate borders and pebble beds, seating area with timber arbour, outside tap outside lighting and outside power points.



GROUND FLOOR  
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.1 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 (92+)		
	B (81-91)	85	85
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (<20)		
England & Wales	EU Directive 2002/91/EC		



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