



**HYDE GARDENS, LANGTOFT, PE6 9LT**  
**£415,000 FREEHOLD**

A fantastic family home, well appointed throughout and set toward the end of a popular and established cul de sac within the village of Langtoft. Cleverly extended ground floor accommodation and full of natural light, quality refitted kitchen diner and bathroom, four bedrooms, a truly rare opportunity in such a great location

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## ACCOMMODATION

Set toward the end of an extremely popular cul de sac with the village of Langtoft, very rarely do they come available, set behind a low brick wall, you cross the generous frontage with ample parking and under the canopy porch with composite entrance door opening through:

### ENTRANCE HALL

12'1 x 5'4 a bright and welcoming reception greets you, a place to hang your coat and kick off your shoes, radiator, power points and ceiling spotlights, finished with wood effect flooring.

### CLOAKROOM

With frosted UPVC window to the rear aspect, comprising a two-piece suite, low level WC and wash hand basin, ½ tiled walls, tiled flooring and radiator.

### SITTING ROOM

21'8 x 12' (min) 14'1 (max) a beautiful bright reception room, flooded with natural light with dual UPVC windows to the front aspect and further UPVC window to the side, attractive limestone fireplace with contemporary gas fire inset, open tread side stairs to the first floor accommodation, radiator, power points and TV point, with archway through to:

### DINING/SNUG

9' x 10'11 with UPVC French doors to the rear aspect, opening through to the garden room, radiator and power points.

### GARDEN ROOM

14'7 x 10'1 a fantastic addition to the

accommodation with vaulted ceiling and inset spotlights, radiator, power points and UPVC doors to both side aspects.

### KITCHEN/DINING

19'4 x 17'9 (irregular L shape) a fantastic living space again full of natural light and cleverly extended, with UPVC window to the rear aspect, UPVC windows to both side aspect, UPVC French doors onto the rear gardens and part glazed UPVC door to the front aspect, comprising a range of quality refitted range of base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset with mixer tap over, subway style tiled splashbacks, central island unit, integrated oven and four ring hob with extractor fan over, plumbing and space for washing machine, ample space for a dining table, recessed storage cupboard with wall mounted boiler, radiator, power points, ceiling spotlights and tiled flooring.

### LANDING

With UPVC window to the front aspect and recessed airing cupboard.

### BEDROOM

12'4 x 11'5 a good double bedroom, lovely and light with UPVC windows to the front and rear aspects, radiator, power points and TV point.

### BEDROOM

8'9 x 8'10 with UPVC window to the rear aspect, radiator, power points and loft access.

### BEDROOM

14'10 x 9'9 another double bedroom with UPVC picture window to the front aspect, radiator, power points and eaves storage

### EN SUITE SHOWER

A handy addition with wash hand basin and shower area (restricted height) tiled flooring and tiled splashbacks.

### BATHROOM

With frosted UPVC window to the rear aspect, comprising a quality refitted three-piece suite, low level WC, wash hand basin set in vanity unit and tiled panel bath with rain shower over and glass screen, ½ tiled walls, tiled flooring and chrome heated towel rail.

### BEDROOM

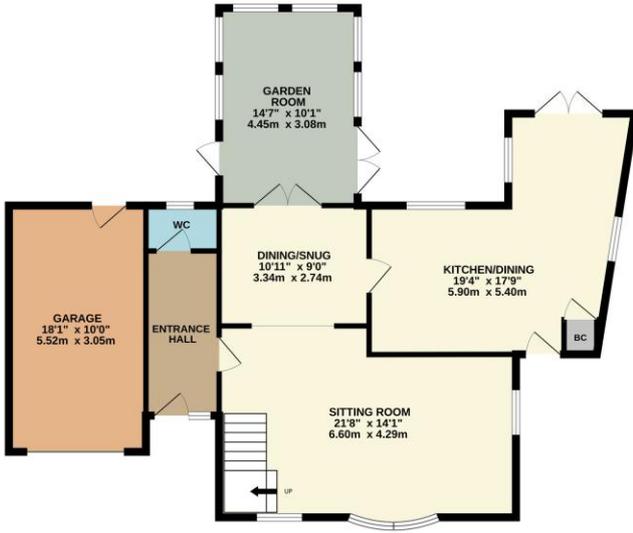
12'4 x 9'11 another double with UPVC window to the rear aspect, radiator and power points.

### OUTSIDE

A wonderful spot toward the end of an established and popular cul de sac, the frontage is partially enclosed by low brick wall and laid gravel offering ample parking for four vehicles, leading to a SINGLE GARAGE 18'1 x 10' with electric roller door, power and light with pedestrian door. Gated side access leads to the good-sized rear gardens, enclosed by fencing and mature hedging, shaped lawns with patio seating areas timber gazebo with further covered seating a summer house with French door, second summer house and hidden storage area giving access top both sides of the hedge.



GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.7 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)		
C	(69-80)		
D	(55-68)	70	75
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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