



## Langley Gardens, Pottton, SG19 2QF

£315,000

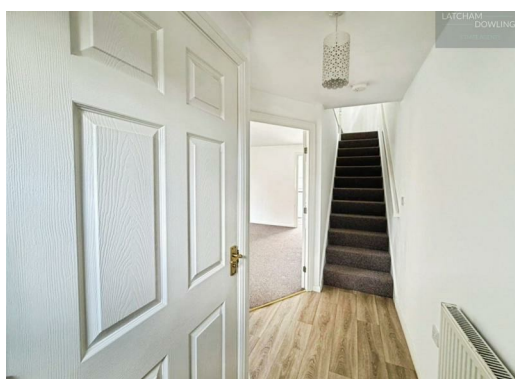


\*\*\*CHAIN FREE\*\*\*

Latcham Dowling are delighted to offer for sale this three bedroomed end of terrace home offered for sale in great decorative order.

As you enter the property you are greeted with a spacious hall way. There are door to both the lounge and downstairs cloakroom. The lounge at 14'8 x 15' is a great space. There is a door to the kitchen/dining room that has a range of refitted base and eye level units with an array of appliances.

Upstairs there are two double bedrooms both of which have fitted wardrobes. There is a good single as well as a family bathroom. There is access to the loft on the landing with a drop down ladder. The airing cupboard houses a 'Worcester' gas combi boiler that was installed circa five years ago.



## Entrance

Via front door leading to entrance hall.

## Entrance Hall

Stairs to first floor. Radiator. Wood effect flooring. Internal doors to lounge and W.c.

## W.c

Double glazed window to front aspect. Radiator. W.c. Washbasin. Wood effect flooring. Wall mounted fuse box.

## Lounge

14'8 x 11'7 (4.47m x 3.53m)  
Double glazed window to front aspect. Radiator. Understairs recess. Door to kitchen/dining room.

## Kitchen/Dining room

14'8 x 10'2 (4.47m x 3.10m)  
Double glazed window to rear aspect. Double glazed French doors to rear and leading to garden. Wood effect flooring. Re-fitted kitchen with a range of white High gloss base and eye level units with worktops over. Integrated oven with four ring gas hob over and stainless steel cooker hood. Dishwasher. Washing machine. Fridge/freezer. Inset stainless steel sink drainer. Breakfast bar.

## First floor

### Landing

Double glazed window to side aspect. Doors to all first floor accommodation. Access to loft space with drop down ladder. Airing cupboard housing 5 year old Worcester gas combi boiler.

### Bedroom One

12'4 x 8'2 (3.76m x 2.49m)  
Double glazed window to rear aspect. Radiator. Fitted double wardrobe.

### Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)  
Double glazed window to front aspect. Radiator. Built in single wardrobe.

### Bedroom Three

9'0 x 6'6 (2.74m x 1.98m)  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to front aspect. Radiator. Panelled bath with shower attachment. W.c. Washbasin.

## Outside

### Rear Garden

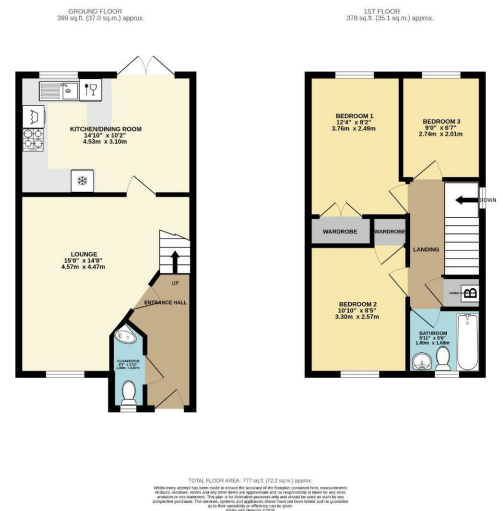
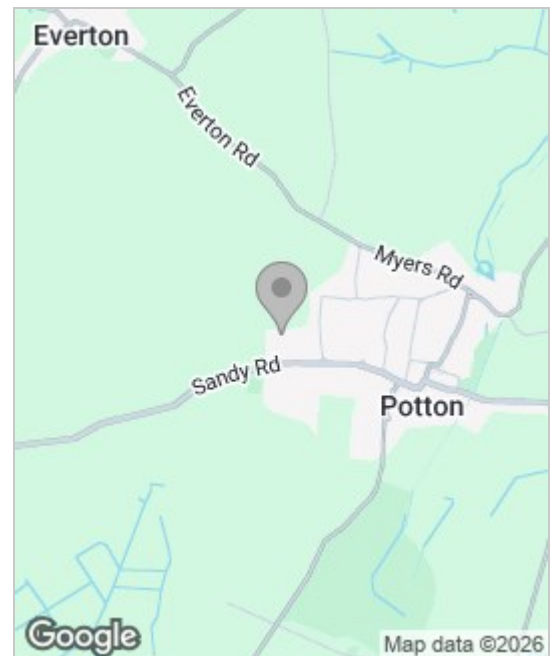
Re-landscaped rear garden. Laid to shingle with wooden steps extending length of garden. Raised timber planter beds. Storage shed to far end of garden. Outside tap. Enclosed by timber fencing. Gated access to side leading to front.

### Front garden

Laid to paving with path to side giving access to rear garden.

### Parking

Two allocated, side by side parking spaces directly in front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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