



**TRUESDALE GARDENS, LANGTOFT, PE6 9QG**  
**£399,000 FREEHOLD**

An attractive and well-presented detached family home set on a fantastic corner plot within the ever-popular village of Langtoft. Extended ground floor accommodation and four bedrooms, ample parking and double garage.

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Set on a wonderful corner plot, you cross the double width driveway, along the garden path and up to the modern composite entrance door, opening through to:

#### ENTRANCE PORCH

Kick off your shoes and hang your coat, finished with tiled flooring, radiator and part glazed door opening through to:

#### ENTRANCE HALL

With stairs to the first-floor accommodation, radiator, power points and tiled flooring.

#### CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, chrome heated towel rail and tiled effect flooring.

#### SITTING ROOM

17'5 x 10'4 a long light sitting room with UPVC French doors to the rear aspect, limestone fireplace with cast wood burner inset, dual radiators, power points and TV point.

#### DINING ROOM

11'10 x 10'5 a great space with UPVC window to the front aspect, radiator, power points and wood effect flooring.

#### KITCHEN

15'1 x 10' a lovely light room with dual UPVC windows to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work

surface with stainless steel 1 ¼ sink inset and mixer tap over, range space with extractor hood over, understairs storage, fridge space, integrated dishwasher, tiled flooring, radiator, power points and TV point.

#### UTILITY ROOM

11'5 x 8'4 (min) 10'7 (max) irregular shape a fantastic addition to the accommodation with modern composite entrance door to the front aspect, and UPVC window and door to the rear, base level storage units incorporating roll edge work surface with ceramic sink inset and mixer tap over, wall mounted boiler (replaced in 2025) radiator, plumbing and space for washing machine, space for tumble dryer, power points, tiled flooring and pedestrian door through to the double garage.

#### LANDING

With recessed airing cupboard and loft access.

#### BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with electric power shower over, ½ tiled walls and radiator.

#### BEDROOM

10'7 x 11'11 (max) with UPVC window to the front aspect, radiator, power points and twin fitted double wardrobes with hanging rails and shelving.

#### EN SUITE

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with electric power shower over, ½ tiled walls and radiator.

#### BEDROOM

12' x 12'2 (max) 8'10 (min) a good double bedroom with UPVC window to the front aspect, radiator, power points and wood effect flooring.

#### BEDROOM

8'9 x 8'11 with UPVC window to the rear aspect, radiator and power points.

#### BEDROOM

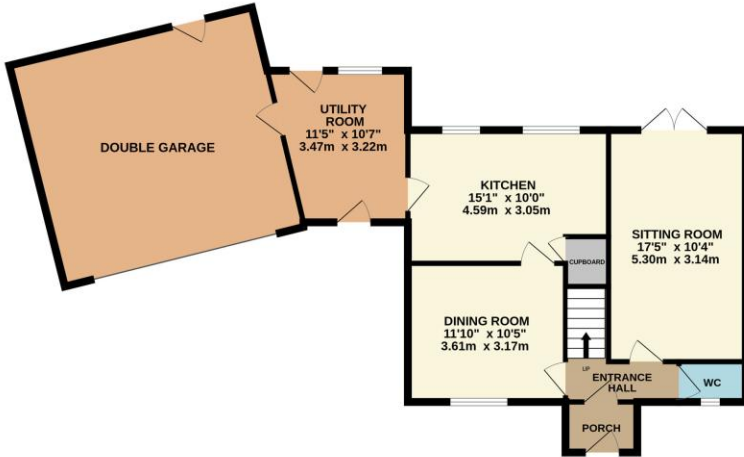
8'9 x 7'7 with UPVC window to the rear aspect, radiator and power points.

#### OUTSIDE

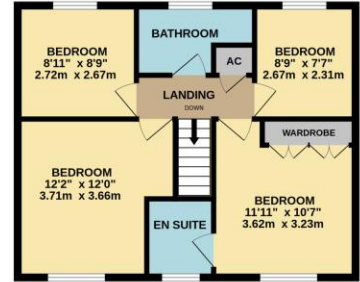
Set on a fantastic corner plot with a wide frontage, neat lawns with extended off-road parking for at least three vehicles and leading to a DOUBLE GARAGE 17'1 x 18'9 with up and over door, power and light, eaves storage and pedestrian door. The rear gardens are enclosed by panel fencing, mainly laid to lawn with patio seating area, shrub borders, side store area with wood store, outside lighting outside tap and timber shed.



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
	EU Directive 2002/91/EC		



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