



MAYFIELD GARDENS, LANGTOFT, PE6 9AX
OFFERS OVER £260,000 FREEHOLD

This must be one of the best positions on this attractive over 55's development, enjoying south facing views over the surrounding countryside, a perfect spot to relax with a morning coffee. A beautifully appointed detached home, set on one of the larger garden plots.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Across the block paved double width parking and up to the pretty façade flanked by neat lawns, with part glazed entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with UPVC window to the side aspect, handy recessed storage cupboard and further recessed boiler cupboard, loft access, radiator, power points and finished with modern wood effect flooring.

KITCHEN/DINER

14'1 x 11'9 a wonderful living space, ample natural light with UPVC window to the front aspect and UPVC French doors opening onto the well-tended gardens, comprising a range of quality base and eye level storage units incorporating roll edge work surface with stainless steel 1 ¼ sink inset with mixer tap over, integrated stainless steel oven and four ring gas hob with stainless steel extractor fan over, plumbing and space for washing machine, fridge freezer space, radiator, power points

and tiled flooring.

BEDROOM

10'2 x 11'5 a good double bedroom with UPVC window to the front aspect, fitted double wardrobe with hanging rails, radiator and power points.

BEDROOM

10'2 x 8'2 another good bedroom with UPVC window to the side aspect, enjoying views over the surrounding countryside, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and oversize shower cubicle with shower over, tiled splash backs, ½ tiled walls, radiator and extractor fan.

SITTING ROOM

14'1 x 10'5 (min) 12'4 (max) another bright and inviting reception room with UPVC window to the side aspect enjoying views over the countryside and UPVC French doors to the other side

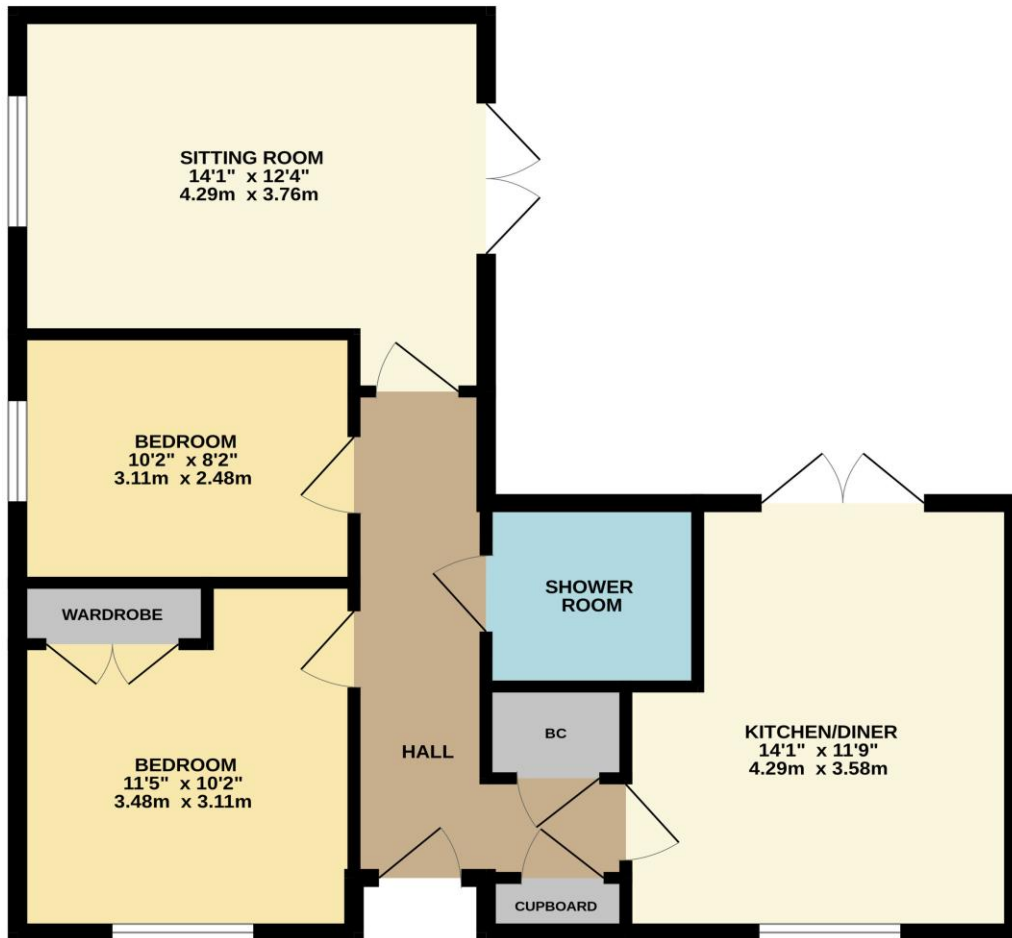
opening onto the attractive gardens, radiator, power points and TV point.

OUTSIDE

What a location, set within a popular over 55's development at the end of a small enclave and enjoying southerly views over the bordering Lincolnshire countryside. The frontage is open with neat lawns and double width block paved parking. There is gated side access through to the rear gardens which are mainly enclosed by fencing and cast railings, beautifully landscaped with extended patio seating area, well stocked beds and borders with shaped lawns, timber shed with power and light connected.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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.
Made with Metropix ©2020

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.