



47 The Rides, Langtoft, PETERBOROUGH, Lincolnshire PE6 9RR £550,000



*** LARGE SOUTH FACING GARDEN *** "This stone built, modern three double bedroom 'Parker Stour' bungalow is located in one of Langtoft's most sought after roads. Externally the block paved driveway provides parking for several vehicles and leads to the bungalow itself. The inviting hallway opens out to four large reception rooms and a kitchen breakfast room, making the most of the open views from the fully enclosed rear garden. The three bedrooms are all good doubles, two of which benefit from en suite shower rooms and the principle from a dressing room. EPC energy rating - C."

LANGTOFT

The village of Langtoft nestles between the market towns of Bourne and Market Deeping on the A15 and well located for the towns of Peterborough (10 miles) and Stamford (8 miles). The village has good amenities including a primary school, general store and post office, hairdressers, car sales room, public house and several other businesses.

ENTRANCE HALL

UPVC door, radiator, phone point, loft hatch and walk-in airing cupboard.

LOUNGE

32' 0" x 13' 1" (9.75m x 3.99m) (approx). French doors and window to garden room. TV point, gas fire with surround and two radiators. Open arch to dining room.

DINING ROOM

17' 5" x 12' 10" (5.31m x 3.91m) (approx). UPVC windows to three sides, three radiators and an archway to lounge.

GARDEN ROOM

20' 1" x 11' 2" (6.12m x 3.40m) (approx). Brick and UPVC construction with exposed brick walls. French doors and a further side door to the garden. Two radiators, recessed ceiling spot lighting, three wall lights and TV point.

KITCHEN/BREAKFAST ROOM

18' 0" x 14' 3" (5.49m x 4.34m) (approx). Fitted with matching range of wall and base units with granite worktop over and inset one and a quarter sink. Spaces for range, dishwasher, under counter fridge and freezer. UPVC window to front, french doors and window to rear. Radiator and recessed spotlighting.

FAMILY ROOM

20' 1" x 18' 10" (6.12m x 5.74m) (approx). UPVC French doors and window to rear. UPVC window to side, UPVC sliding patio doors and windows to front. Loft hatch, two electric radiators and exposed stone walls. Matching range of wall and base units with worktop over and tiled splash backs. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. In the agents opinion could be converted back to a garage but would also make a great gym, games room or office.

BEDROOM ONE

13' 6" x 13' 3" (4.11m x 4.04m) (approx). UPVC window to side and TV point.

DRESSING ROOM

9' 7" x 6' 6" including wardrobes (2.92m x 1.98m) (approx). Built in wardrobe and drawer units. French Door to the rear garden.

EN SUITE ONE

15' 6" x 5' 9" (4.72m x 1.75m) (approx). Fitted with three piece suite comprising of walk-in shower, vanity wash hand basin, tiled splash backs and close coupled WC. window to rear, recessed ceiling spotlighting and heated towel rail.

BEDROOM TWO

13' 2" x 10' 4" (4.01m x 3.15m) (approx). Radiator and built in wardrobe. Archway through to en suite.

EN SUITE TWO

11' 3" x 6' 3" (3.43m x 1.91m) (approx). Fitted with three piece suite comprising of shower cubicle, vanity wash hand basin and close couple WC. UPVC window and french door to rear. Recessed ceiling spotlighting.

BEDROOM THREE

10' 0" x 9' 9" (3.05m x 2.97m) (approx). UPVC bay window to front and radiator.

BATHROOM

Fitted with three piece suite comprising of panelled bath with shower over, vanity wash hand basin and concealed close coupled WC. Tiled walls, UPVC window to front and radiator.

OUTSIDE

The front garden is enclosed with hedge and fencing. A block paved driveway provides off road parking for several vehicles., graveled area, outside light and storm porch over door.

The rear garden has open views over farmland and is enclosed by hedging. There are three patio areas, lawn, decking area and shrub borders. Summer house with timber decking, outside light and outside tap.

AGENTS NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
	70	76

England, Wales & N.Ireland EU Directive 2002/91/EC