

88 East End
Langtoft
PE6 9LJ

£440,000



Extended Family Home

Large Lounge/Diner

4 Bedrooms

Beautiful South Facing Garden

Refitted Kitchen/Utility

Refitted Ensuite

Downstairs WC

Snug/Den

Refitted Bathroom



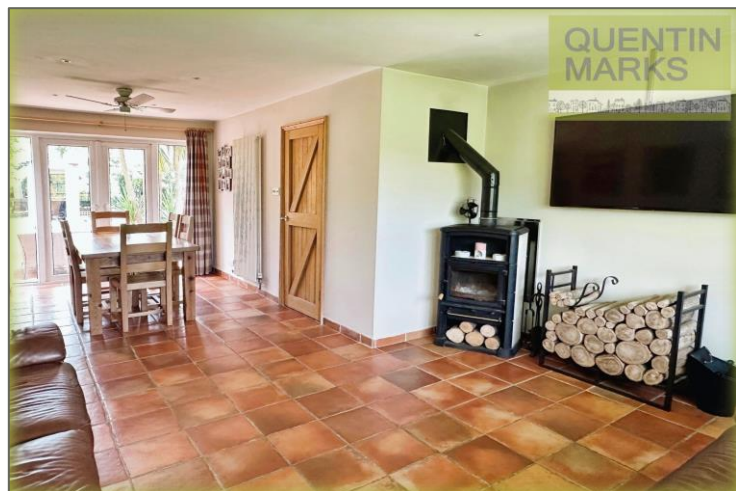
GENERAL DESCRIPTION:

This is a spacious detached family home pleasantly located on the periphery of the sought after village of Langtoft. The house has a beautiful south facing rear garden which includes a home office/gym building with sauna.

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The house itself has 4 bedrooms and features an ensuite to the master. Downstairs there is a lounge/diner, refitted kitchen/utility, and a snug/den ideal for entertaining.

There is ample off road parking and viewing is recommended.



ENTRANCE HALL

With uPVC double glazed entrance door and side screens, ceramic tiled floor, stairs to first floor, modem, radiator.

LOUNGE/DINER 23' 11" x 13' 1" (7.3m x 4.0m) Max

With uPVC Double glazed bow window to the front, 2 radiators, ceramic tiled floor, TV point, pair of uPVC double glazed French doors to the rear garden.

KITCHEN/UTILITY 21' 8" x 10' 10" (6.6m x 3.3m) Max

Fitted with single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers, worktops, plumbing for dishwasher, uPVC double glazed window to the rear, freestanding gas cooker included in the sale price, tall double larder cupboard, ceramic tiled floor, uPVC double glazed window to the front. To the end of the kitchen adjacent the Den/Snug is a pair of uPVC double glazed French doors to the garden.

DEN/SNUG 10' 10" x 9' 6" (3.3m x 2.9m) Max

With radiator, TV point, breakfast bar to one end opens to the end of the kitchen.

LANDING With airing cupboard loft access, ceiling outlet for air conditioning unit.

BEDROOM 1 13' 9" x 10' 6" (4.2m x 3.2m) Max

With modern radiator, TV point, uPVC double glazed window to the front with fitted shutters, ceiling air conditioning outlet.

EN SUITE

Refitted with concealed flush WC, bowl style wash hand basin set on tiled stand, bath with shower attachment, walk in wetroom style shower with rain head shower and bodyjets, ceramic tiled floor, heated towel rail, extractor, uPVC double glazed window to the rear.

BEDROOM 2 12' 6" x 11' 6" (3.8m x 3.5m) Max

With radiator, TV point, uPVC double glazed window to the rear, ceiling outlet for air conditioning, freestanding pine wardrobe included in the sale price.

BEDROOM 3 11' 6" x 11' 2" (3.5m x 3.4m) Max

With radiator, uPVC double glazed window to the front, TV point, ceiling outlet for air conditioning unit, wardrobe included in the sale price.

BEDROOM 4 8' 6" x 7' 10" (2.6m x 2.4m) Max

With radiator, uPVC double glazed window to the front, built in wardrobe, ceiling outlet for air conditioning unit.

BATHROOM

Refitted with concealed flush WC, bowl style wash hand basin set on tiled wash stand, bath with independent shower above, heated towel rail, uPVC double glazed window to the rear, ceramic tiled floor, extractor, fully tiled walls.

OUTSIDE

FRONT GARDEN

Set behind railings the front garden is well stocked with lawn and borders, and 5 bar gated access leads to block paved driveway which provides off road parking for a number of vehicles.

REAR GARDEN

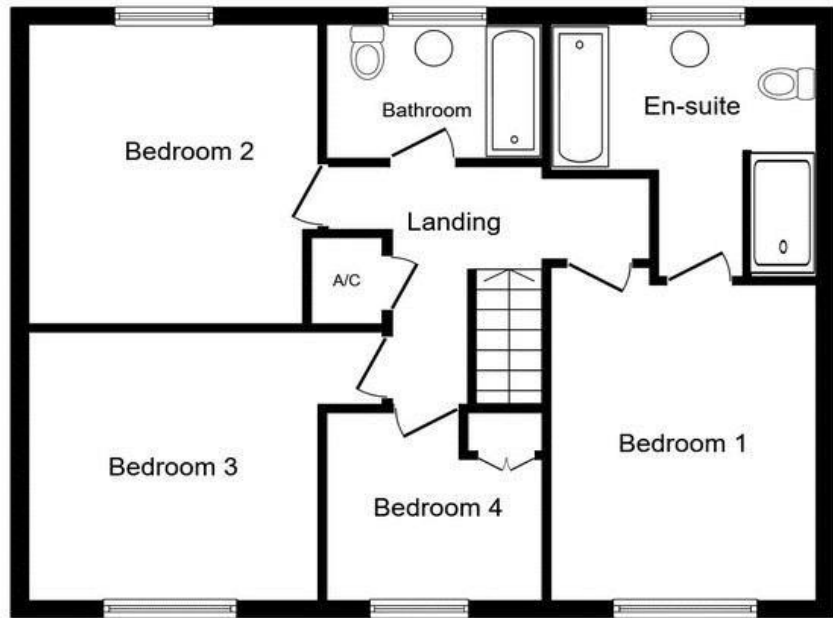
The rear garden is a lovely feature being south facing and benefitting from pedestrian access. A terracotta tiled patio goes on to a lawned area with circular patio set beneath a pergola. A further pergola is set over a hot tub, which is included. To one corner of the garden is a shed with lighting, and to the other corner is a :-

LEISURE ROOM 11' 6" x 9' 6" (3.5m x 2.9m) Max

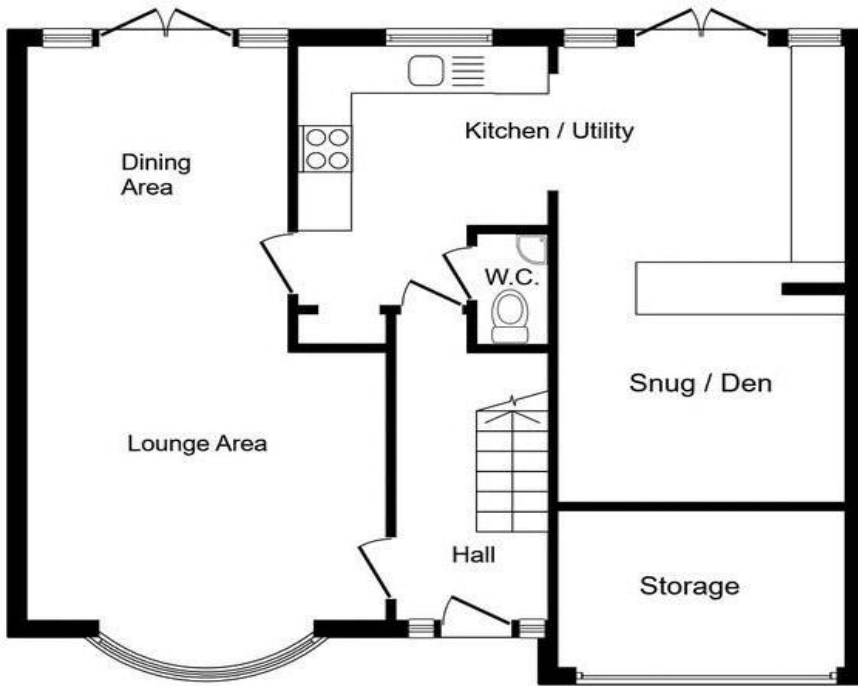
With uPVC double glazed windows to the side and front, doors to the front, and including a 2 person sauna, and with the treadmill also included.

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First Floor



Ground Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D