



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**The Rides, Langtoft**

Peterborough, PE6 9RR

**£450,000**



## SUMMARY

- Four Bedroom Detached Bungalow
- Double Garage & Off Road Parking
- Substantial Rear Garden
- Kitchen Diner & Utility Room
- Family Bathroom, En Suite Shower Room, Separate WC
- Living Room
- Newly Carpeted & Decorated





\*\*\* NEW CARPETS & NEWLY DECORATED \*\*\*

\*\*\* NO ONWARD CHAIN \*\*\*

Newly Decorated four bedroom detached bungalow on sought after road in the village of Langtoft. The property comprises; Entrance Hall, Four well proportioned Bedrooms, Living Room, Family Bathroom, En Suite, Separate WC, Utility, Kitchen Diner, Double Garage, Off Road Parking and a substantial rear garden.

The Lincolnshire village of Langtoft is around 10 miles north of Peterborough and 8 miles east of Stamford. It's also close to Market Deeping and a scattering of delightful market towns offering an extensive range of shops, restaurants, schools and essential amenities. The Waggon & Horses pub is just down the road and serves home-cooked food with a friendly and welcoming atmosphere.

The village also hosts a village hall and a Grade I listed church, along with a general store and Post Office. For schooling, choose from the village primary school with secondary education at Arthur Mellows Village College nearby, alternatively Copthill Independent Day School is a manageable 11-minute drive away. Further options include Stamford Endowed Schools close by and The King's Cathedral School in Peterborough, easily accessed via the A15 in 20 minutes. Here, you'll also find the Railway Station with trains to London King's Cross taking around 49 minutes. Alternatively, take the A1175 to visit Tallington Lakes Leisure Park (c. 10mins), the famous Georgian market town of Stamford, or Rutland Water for a world of outdoor adventure.



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: TBC

Local Authority: South Kesteven District Council

Services: Gas Central Heating

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Total area: approx. 144.8 sq. metres (1558.9 sq. feet)

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