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55 Truesdale Gardens, Langtoft, Peterborough, Lincolnshire PE6 9QQ

£425,000 - Freehold

Property Summary

This property is located in the popular village of Langtoft. Langtoft itself benefits from a village shop and post office, a village pub and a local church. It has regular bus links to both Bourne, Stamford and Peterborough. Viewing is highly recommended to appreciate everything this property has to offer.

Features

- Detached House
- Lounge & Separate Dining Room
- Modern Breakfast/Kitchen & Utility
- Family Room
- Five Good Size Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom
- Double Garage



Room Descriptions

Accommodation

Part glazed front door to Entrance Hallway: Two radiators, ceramic floor tiles, stairs to first floor.

Ground Floor

Cloakroom

Low level WC, wash hand basin with vanity cupboard under, complimentary splash back tiling, ceramic floor tiles, chrome heated ladder towel rail.

Lounge

10' 5" x 17' 6" (3.17m x 5.33m) Two radiators, dado rail, coal effect gas fire with white surround, polished stone back plate and hearth, TV point, French doors opening to rear garden.

Dining Room

10' 7" x 12' 1" (3.23m x 3.68m) Dado rail, radiator.

Breakfast/Kitchen

18' 0" x 15' 4" max each way

To Kitchen area wall mounted and floor standing cream fronted cupboards including pull out drawers and two wine racks, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, fitted wooden effect worktops and splash back tiling, range style cooker with extractor canopy over, space and plumbing under worktop for dishwasher, space for American style fridge freezer, built in storage cupboard. Digital heating controller.

To Breakfast Area: Radiator, French doors to outside, ceramic floor tiles throughout.

Utility Room

6' 5" x 9' 4" (1.96m x 2.84m) Floor standing cream fronted cupboards, complimentary wooden effect worktops, inset round stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for tumble dryer and further free space for an additional white good, ceramic floor tiles, wall mounted gas central heating boiler concealed behind cupboard, radiator, part glazed uPVC door to outside.

Family Room

14' 0" x 13' 4" (4.27m x 4.06m) Max each way in L-Shape, Laminate flooring, TV point, three wall light points, radiator, French doors to outside.

First Floor

Landing

Access to roof storage space. Airing cupboard housing hot water tank and shelving.

Bedroom 1

12' 0" x 10' 7" (3.66m x 3.23m) Laminate flooring, radiator, window to front.

Ensuite Shower Room

Shower cubicle with glass concertina door, round wash hand basin with mixer tap, vanity cupboard under, low level WC with concealed flush, radiator, laminate flooring, fully tiled walls, extractor fan.

Bedroom 2

12' 4" x 12' 0" (3.76m x 3.66m) Radiator, window to front.

Bedroom 3

7' 3" x 13' 1" (2.21m x 3.99m) Built in wardrobes, radiator, window to front.

Bedroom 4

7' 8" x 8' 10" (2.34m x 2.69m) Laminate flooring, radiator, window to rear.

Family Bathroom

5' 6" x 8' 10" max (1.68m x 2.69m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC laminate flooring, splash back tiling, chrome heated ladder towel rail, electric shaver point, extractor fan.

Bedroom 5 & Guest Suite

9' 7" x 13' 3" (2.92m x 4.04m) Door from main hallway into Guest Suite, Radiator, three velux windows.

Shower Room

Double width shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, white heated ladder towel rail, laminate flooring, electric opening velux window.

Externally

Garden.

The front garden is open plan and mostly laid to lawn. There is a large gravelled driveway with ample parking for several cars which leads to a detached double garage with an up and over door. A timber gate gains access to the fully enclosed rear garden. There is a good size private patio and garden area to the rear of the garage. The remainder of the rear garden is mostly laid to a neat shaped lawn with attractive shrub borders.

Double Garage

16' 9" x 19' 5" (5.11m x 5.92m) Part boarded eave storage space, power and light connected, up and over garage door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC