

Eckfords Property Scene  
29, West Street, Bourne, Lincolnshire, PE10 9NB  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215

Eckfords



16 The Rides, Langtoft, Peterborough, Lincolnshire PE6 9RR

£450,000 - Freehold

### Property Summary

Langtoft is a popular village located between Bourne and Market Deeping. It benefits from a village store and post office and a popular village pub. There are regular bus links to Peterborough, Stamford, Bourne and Market Deeping. There is also a school bus for children going to the local senior schools including Bourne Grammar school.

### Features

- Detached House
- Entrance Hall Way, Cloakroom
- Three Reception Rooms
- Modern Breakfast/Kitchen & Utility
- Four Bedrooms
- Ensuite & Family Bathroom
- Double Garage
- Good Size Rear Garden



## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door and glazed side panel to Entrance hallway: Wooden flooring, stairs to first floor, radiator, wall mounted thermostatic heating control, good size under stairs storage space.

#### Cloakroom

Low level WC, wash hand basin with vanity drawers under, splash back tiling, ceramic floor tiles, radiator, inset ceiling spot lights.

#### Lounge

11' 7" x 16' 2" (3.53m x 4.93m) Wooden flooring, coal effect gas fire, timber surround, polished stone back plate and hearth, TV point, telephone point, box bay window to front aspect.

#### Dining Room

11' 7" x 12' 8" (3.53m x 3.86m) Wooden flooring, TV Point, radiator, twin opening French doors to Conservatory.

#### Conservatory

12' 3" x 11' 9" (3.73m x 3.58m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, French doors opening to outside.

#### Kitchen

13' 1" x 12' 7" (3.99m x 3.84m) Fitted wall mounted and floor standing Grey fronted modern units, including tall larder style cupboard with pull out storage shelves, complimentary fitted worktops and splash backs, inset porcelain sink and drainer with mixer taps, integral BOSCH fridge and freezer, integral BOSCH dish washer, wine cooler, eye level BOSCH microwave oven, MIELE electric oven, AEG four ring induction hob with AEG extractor canopy over with spot lights, peninsular breakfast bar with drawers and storage to one side and space for four high stools the opposite side, radiator, ceramic floor tiles, inset ceiling spot lights.

#### Utility Room

6' 5" x 7' 7" (1.96m x 2.31m) Wall mounted and floor standing units, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for tumble dryer, ceramic floor tiles, radiator, part glazed uPVC door to outside.

### First Floor

#### Landing

Access to roof storage space which is part boarded, feature arched window to front aspect, large storage cupboard with shelving and automatic light.

#### Bedroom 1

12' 8" x 11' 8" (3.86m x 3.56m) Radiator, window to front.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are based on the information as to their specification as provided to the agent.

#### Ensuite Shower

Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

#### Bedroom 2

8' 5" x 13' 0" (2.57m x 3.96m) Radiator, window to rear.

#### Bedroom 3

11' 8" x 10' 0" (3.56m x 3.05m) Radiator, window to front.

#### Bedroom 4

6' 6" x 9' 5" (1.98m x 2.87m) Radiator, window to side.

#### Family Bathroom

6' 5" x 7' 0" (1.96m x 2.13m) Panelled bath with hand held mixer shower over and large umbrella style shower head, wash hand basin with vanity drawers under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights.

This bathroom benefits from some state of the art fitted extras: Including a Aqua Lisa shower and programmable bath filler.

### Externally

#### Garden

The front of this property is mostly laid to a double width gravelled and leads to a double garage with up and over garage doors.

The rear garden is a lovely feature of this property and offers a good degree of privacy It is split into two sections. There is a good size shaped lawn with attractive shrub borders. The second area of the garden is a very large paved patio area ideal for children wanting to play or for a large patio set. A truly lovely place to sit and relax in

#### Agents Extra Notes

This particular property benefits from many additional features. There is a hard wired HIVE ring door bell and camera, a burglar alarm system, an outside power socket and garden tap, electric EC charging point at the front of the house which is available under separate negotiation and fibre to the premises 900GB.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	