

*2B Courtyard Cottage
West End
Langtoft
Peterborough
PE6 9LS*

PRICE: £142,000 Freehold



DESCRIPTION: Traditional style stone and Collyweston slated cottage with original features including exposed stone walls and exposed beams. The accommodation comprises Sitting Room, Kitchen Diner, 2 Double Bedrooms, En-suite and Family Bathroom. Inspection recommended.

LOCATION: Langtoft is well situated for access to Stamford, Market Deeping, Peterborough, Spalding and Bourne via the A15 and A16.

AMENITIES: Langtoft has a primary school, village shop and public house.

ACCOMMODATION:**GROUND FLOOR:**

Hall: ½ glazed door. Staircase.

Sitting Room: (11'11" x 12'1")

Exposed stonework to front wall. Raised hearth in brick fireplace. Economy 7 heater. Window seat. Office recess under stairs, Window seat. Double glazed window.



Kitchen Diner: (31'8" x 6'6")

Tiled floor. Exposed stone to 2 walls, ½ door to garden (planning permission for conversion to full height door). Range of base and wall units to kitchen area with light Oak doors. Carron polycarbonate sink. Plumbing for washing machine. Space for fridge freezer. Breakfast bar.

Bedroom: (9'4" x 9'9")

Built-in wardrobes to one wall. Window seat. Economy 7 heater. Double glazed window.

En-suite: Shower cubicle with Triton shower unit. Wash hand basin. WC. Extractor fan.

FIRST FLOOR:

Landing: Storage recess. Built in cupboard.

Bedroom: (12'4" x 12'6")

Double glazed dormer window. Economy 7 heater.

Shower Room: (11'7" x 7'10")

Shower cubicle, pedestal basin and WC. Built in cupboard. Economy 7 heater. Double glazed dormer window. Access to loft.

OUTSIDE: Small courtyard to rear. Walled garden with flower borders to front.

SERVICES: Mains electricity, water and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Economy 7 night storage heaters.

DOUBLE GLAZING: Sealed unit double glazing in wooden frames.

COUNCIL TAX: Band B (2011/2012) £1,092.21 payable to South Kesteven District Council.

DIRECTIONS: From Stamford take the A16 east through Uffington and Tallington then turn left at West Deeping onto King Street. Take the next right turn and continue through to Langtoft West End. The property is ahead on the left next to the Village shop.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

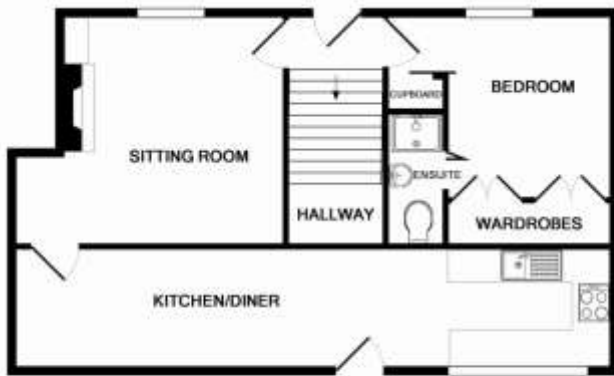
INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	24
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	18
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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