

*Courtyard Cottage (A)
2 West End
Langtoft
Peterborough
PE6 9LU*

PRICE: £159,500 Freehold



DESCRIPTION: Traditional style stone and Collyweston slated cottage with many delightful period features and modern facilities. The accommodation is larger than it appears from outside and the slightly unusual layout with two staircases adds much to the property's original charm with exposed stone and brickwork, exposed beams, old cast iron range, etc. 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:

Entrance Hall: Double Glazed front door and double doors to rear courtyard garden.

Dining Room: (8'4" x 16'0)

Fireplace with electric fire. Bay window overlooking courtyard garden.

Sitting Room: (9'6" x 12'10")

Fireplace with original cast iron range and tiled surround. Built in cupboard. Exposed beams. Storage heater.

Study: (10'2" x 11'3")

Electric fire. Telephone point. Windows to front and side. Stairs to first floor.



Kitchen: (10'2" x 13'7")

Range of oak units with worktops over and integrated fridge. Wall units with oak doors and under cupboard lighting. Gas cooker with double oven. Plumbing for dishwasher/washing machine. Large 1 ½ bowl sink.

Shower Room: (10'2" x 8'5")

White suite comprising WC, hand basin and shower cubicle. Airing cupboard with plumbing for washing machine. Stairs to second bedroom.

FIRST FLOOR:

Bedroom 2: (9'4" x 12'0)

Large eaves storage cupboards. Large double glazed windows to flat roof with potential for roof garden (PP has been granted). Door to:

Dressing Room: (11'10" x 5'0")

Exposed beams

From the Study a second staircase leads to:



Dressing room to Bedroom 1: (10'2" x 11'6")

Hanging rails to 2 walls. Window to front.

Bedroom 1: (12'0" x 9'10")

Window to front. Electric storage heater.

Bathroom: (11'10" x 5'0")

Beige suite comprising panelled bath with mixer tap and shower attachment, WC and pedestal basin. Access to loft.



OUTSIDE: Enclosed gravelled courtyard garden to the side of the cottage, facing west, accessed from Entrance hall. Walled garden with shrubs to front.

SERVICES: Mains gas, 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 storage heaters

DOUBLE GLAZING: Sealed unit double glazing

TELEPHONE POINTS: Study

COUNCIL TAX: Band B. (2010/2011) £1,096.34 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 just past the shop and before the crossroads.

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.

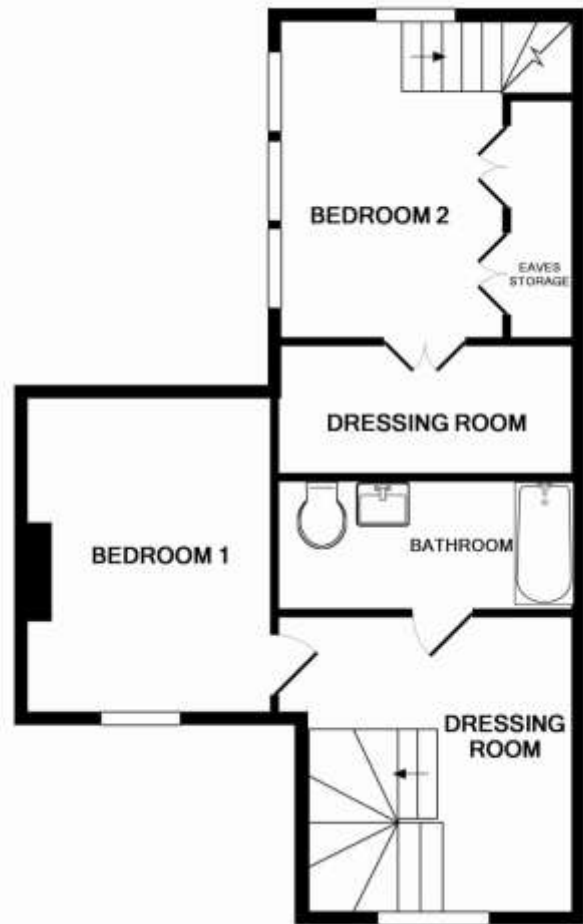
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GROUND FLOOR



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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