



A Fabulous Village Family Home

East End, Langtoft, Peterborough, PE6 9LP

Freehold



Entrance Hall • Kitchen/Dining/ Family Room • Snug • Sitting Room • Study • Utility • Cloak Room • Principal with Ensuite • Bedroom Two with Ensuite • Two further double bedrooms • Family Bathroom • Double Garage • Large Paddock • EPC rating: D

Situation

Langtoft village has a public house, post office/general store, village hall, primary school, playing fields and a church. Close by there are a range of water sports facilities available at Tallington Lakes. The market towns of Bourne and Market Deeping provide a wider range of shopping, education and recreational facilities. Peterborough, approximately ten miles to the south, has a high speed rail link to London King's Cross with a publicised journey time of approximately 50 minutes. The historic town of Stamford is some six miles to the south.

About East End, Langtoft

Greatly improved and extended by the present owners over the last few years this magnificent home dates back to the 1800s and is set in a large south facing plot. The land extends to an enclosed paddock ideal for a small holding. There are a number of outbuildings that require attention.

The property boasts a magnificent 29.9' x 28.3' kitchen/dining/family room. a recently refitted utility room, downstairs cloakroom, snug with large built-in storage cupboards and feature brick fireplace, sitting room with oak effect laminate floors and a second fireplace and study with built in storage.

To the first floor the principal bedroom benefits from an ensuite shower room with two skylights and windows with views over the rear garden. There is a further double bedroom with ensuite shower room and two further double bedrooms and a four piece family bathroom.

Outside

The front garden is enclosed by mature hedging, there is pedestrian access to the front door through the front garden which is mainly laid to lawn with mature shrub borders. There is a gravel driveway that runs to the side of the property which leads to a garage which is in need of repair and provides off-road parking for numerous vehicles. To the rear of the property is a large patio seating area with views towards the village church.

Beyond the driveway is a large paddock with mature trees which is fully enclosed and offers a wide variety of uses.

Local authority

South Kesteven District Council
Tax Band D

Viewing

Strictly by appointment with Savills 01780 484696

Photography & Particulars
September 20





11 East End, Langtoft PE6 9LP

Main House 231 sq m/2,490sq ft
Garage 42 sq m/456sq ft

Total 273sq m/2946sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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