



Hurfords

54 West End, Langtoft, Peterborough Freehold £500,000

Key Features



- Three bedroom detached extended family home
- Open plan family kitchen with expansive lantern window
- Sought after location of Langtoft
- Substantial driveway and single garage with outbuildings with potential to convert STPP
- Master bedroom with en-suite shower room

As you step into the inviting entrance hallway, you are welcomed by a bright space featuring a built-in cupboard and staircase to the first floor.

The ground floor is thoughtfully designed with three versatile reception rooms.

The sitting room boasts a lovely ornamental fireplace with an exposed beam above, adding warmth and character to the room, along with a TV point and a large window to the front aspect, filling the space with natural light.

The spacious dining room, perfect for family gatherings or entertaining, opens via double doors into the family room. This exceptional space is designed to be the heart of the home, featuring a magnificent lantern light window, two additional side windows, and bi-folding doors that lead directly onto the large rear garden and patio, seamlessly blending indoor and outdoor living ideal for alfresco dining and entertaining with family and friends. The family room is further enhanced by a focal cast iron wood burner, creating a cosy ambiance to be enjoyed all year round, and tiled flooring that adds a touch of modern sophistication.

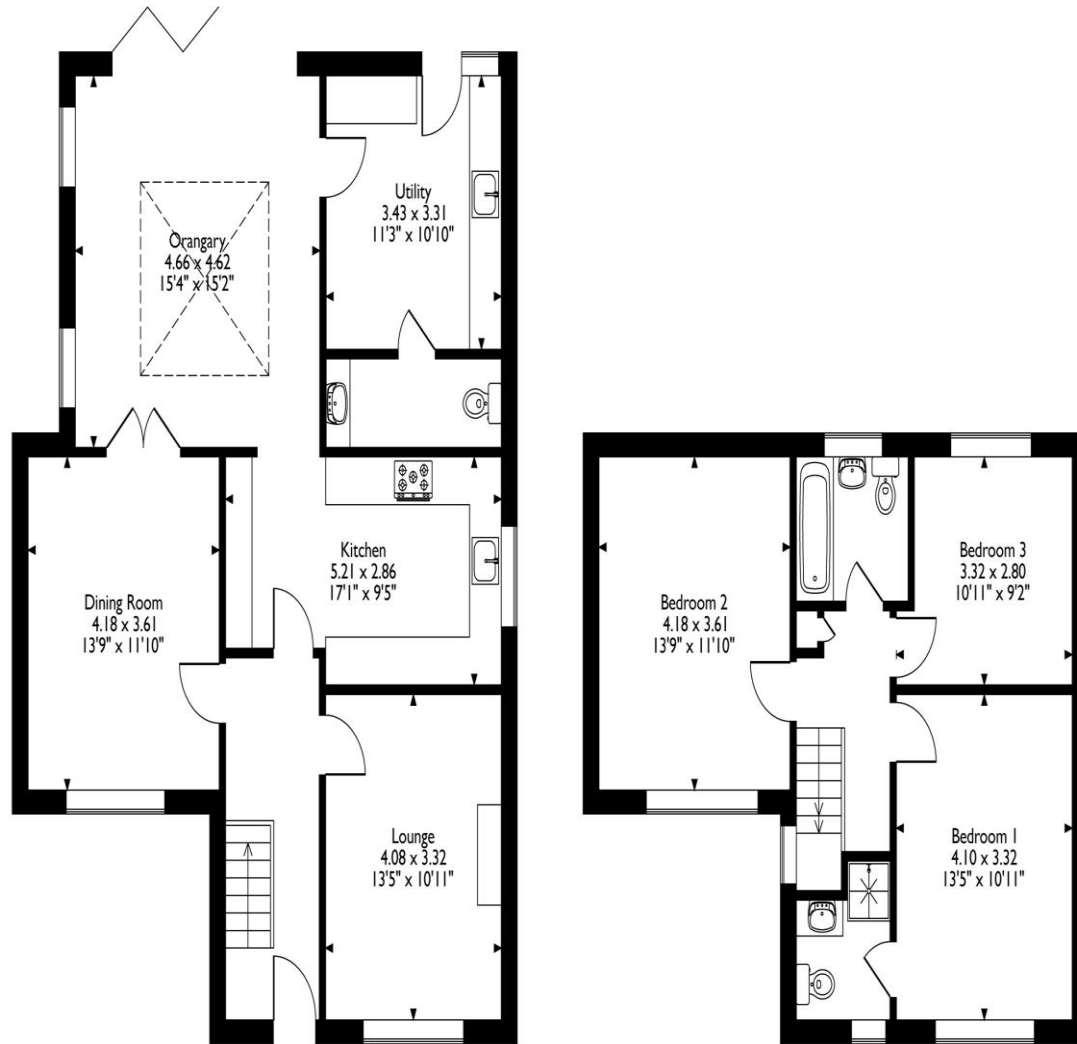
The adjoining kitchen is both functional and stylish, featuring



54 West End, Langtoft, Peterborough, Lincolnshire

Approximate Gross Internal Area

140 Sq M/1502 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ample wall and base units for storage, space for a large cooking range, plumbing for a dishwasher, and room for an American-style fridge freezer. The kitchen's open layout connects directly to the family room, creating an ideal space for day-to-day living and entertaining.

A door from the family room leads to the utility room, which offers additional storage, plumbing for laundry appliances, a Belfast sink, and a handy cloaks area. The utility room also provides convenient access to the rear garden and the adjacent cloakroom, complete with a WC and wash hand basin.

Upstairs, the first floor continues to impress with three well-proportioned double bedrooms.

The master bedroom features a front aspect window that lets in plenty of light and benefits from its own en suite shower room, complete with a shower cubicle, WC, and wash hand basin.

The second and third bedrooms are equally spacious, offering comfortable living quarters for family members or guests, each benefiting from large windows that provide attractive views of the surrounding property. The family bathroom is well-appointed with a panelled bath, wash hand basin, and a WC.

Externally, the property is equally impressive. A large, gravelled driveway provides ample parking space for multiple vehicles and leads to a single garage with additional outbuildings beyond, perfect for storage or a workshop. This space has further potential to be converted into a home office (STPP) should the buyers wish. The property benefits from additional side access, providing extra parking if required. The property is surrounded by a wealth of space making this the perfect home for a growing family with potential to expand and extend (STPP).

The beautifully landscaped gardens offer a peaceful retreat, with large areas of lawn, mature trees, and shrubs providing privacy. A spacious patio area is ideal for alfresco dining or outdoor gatherings, while the side garden offers even more space for gardening enthusiasts or family activities.

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