



3 bed semi-detached house to buy in PE6

Manor Close, Langtoft, Peterborough, Lincolnshire, PE6 9NB

£160,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts'
- ✓ Three-bedroom semi-detached
- ✓ Sought-after Langtoft village
- ✓ EPC Rating C

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

For sale: A three-bedroom semi-detached house in the popular village of Langtoft, near Peterborough, offering excellent potential for buyers seeking a home in need of renovation and modernisation. With generous accommodation, a large garage and enclosed rear garden, this property presents an exciting opportunity to create a fantastic family home or investment.

The ground floor comprises a reception room, shower room and a kitchen fitted with a range of base and wall units. While the property would benefit from a programme of updating throughout, it offers a solid footprint with excellent scope for improvement. There is also a large garage and additional off-road parking, making it ideal for families, hobbyists or investors requiring storage or workshop space. The property benefits from gas central heating and has an EPC rating of C.

Upstairs, the principal bedroom is a good-sized double with a window to the front aspect. Two further bedrooms overlook the rear garden, providing comfortable accommodation for a growing family.

Langtoft enjoys a welcoming village community with a range of local amenities including a primary school, village shop and easy access to the nearby market town of Market Deeping, which offers a wider selection of shops, restaurants and everyday conveniences. The surrounding countryside provides an abundance of scenic walks, green spaces and recreational areas.

Excellent transport links are available via Market Deeping and Peterborough. Peterborough railway station, approximately 20–25 minutes away by car, offers high-speed rail services to London King's Cross in around 50 minutes, together with direct connections to Cambridge, Ely and the North. Regular bus services also link Langtoft with Market Deeping, Bourne and Peterborough.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Garage

7.86m x 2.54m

Inner Hallway

7.86m x 0.86m

Entrance Hall

1.94m x 1.73m

Shower Room

1.74m x 1.71m

Kitchen

3.69m x 2.54m

Lounge/diner

4.45m x 3.64m

Landing

1.8m x 1.36m

Bedroom One

4.45m x 2.75m

Bedroom Two

3.7m x 2.29m

Bedroom Three

2.8m x 2.08m

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

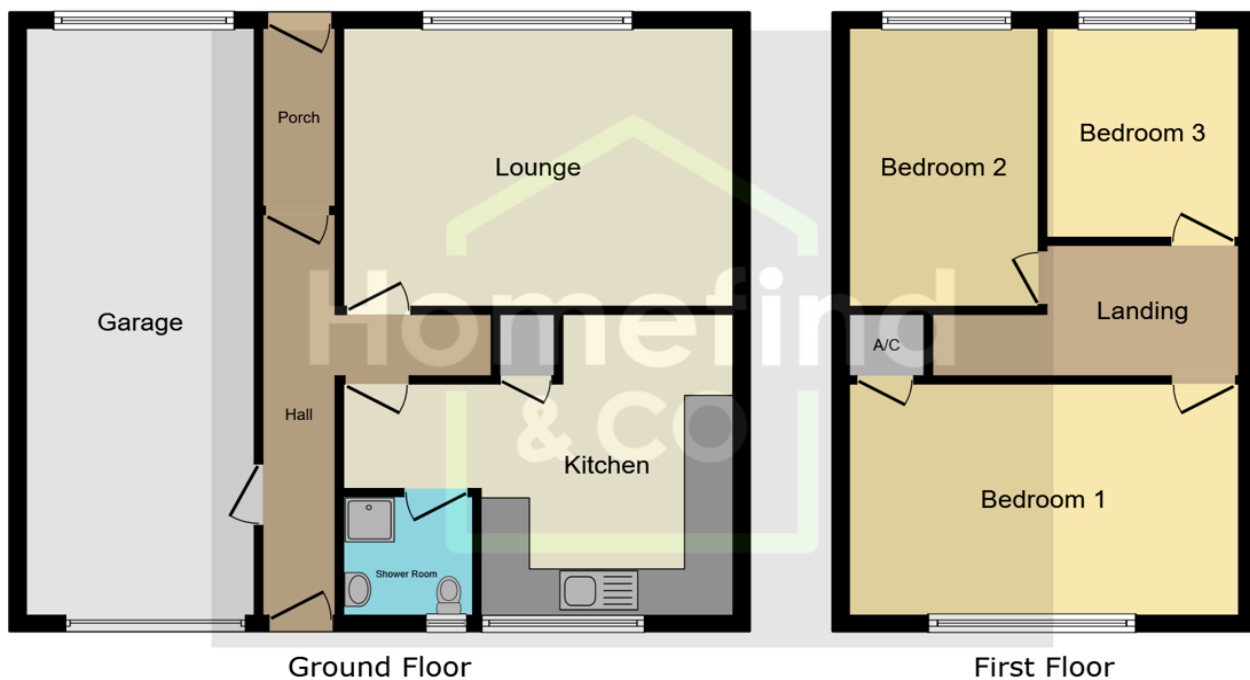
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(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

Manor Close, Langtoft, Peterborough, Lincolnshire, PE6 9NB

Contact your local branch today for more information on this property:

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