



44 Cloven Ends, Langtoft, Peterborough, PE6 9LF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Nestled in the charming village of Langtoft, this beautifully renovated house at Cloven Ends offers a perfect blend of modern living and serene countryside charm. The property boasts an inviting open plan kitchen diner, ideal for both family gatherings and entertaining guests. This spacious area is designed to be the heart of the home, allowing for seamless interaction and a warm atmosphere.

Surrounded by picturesque fields to the side and rear, the house provides a tranquil setting that is perfect for those who appreciate nature and outdoor activities. The views from the property are simply delightful, offering a sense of peace and privacy that is hard to find in more urban settings.

In brief, this property comprises; entrance hallway, generous living room, kitchen diner opening into a garden room, three bedrooms and a bathroom.

With its thoughtful renovations and layout, this house is ready to welcome its new owners. Do not miss the chance to make this delightful property your new home.

£279,950 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom semi detached
- Open plan kitchen diner
- Popular village location
- Driveway and single garage

- Recently renovated throughout
- Field views to side and rear
- Generous rear garden
- EPC: C Council Tax: B



ACCOMMODATION:

Entrance Hallway

Living Room
4.06m x 2.97m (13'4 x 9'9)

Kitchen Diner
4.27m x 3.48m (14'0 x 11'5)

Garden room
2.74m x 2.67m (9'0 x 8'9)

Landing

Bedroom 1
3.66m x 2.59m (12'0 x 8'6)

Bedroom 2
2.79m x 2.57m (9'2 x 8'5)

Bedroom 3
2.79m x 1.63m (9'2 x 5'4)

Bathroom

FLOOR PLAN:



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