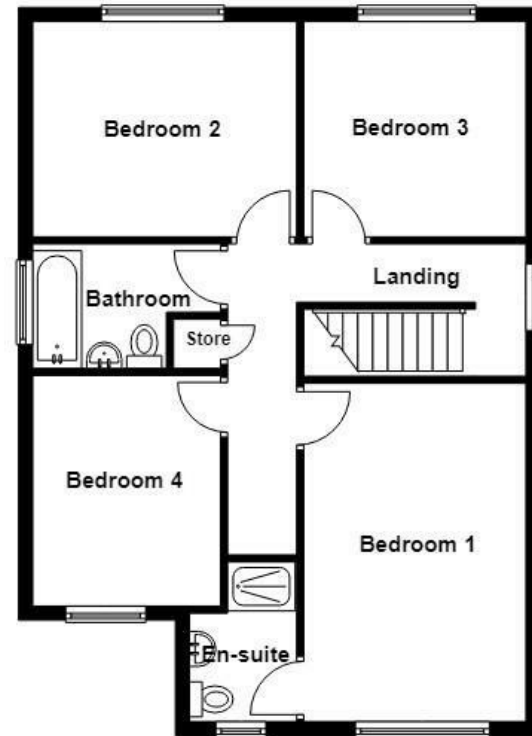


**Ground Floor**  
Approx. 102.9 sq. metres (1107.3 sq. feet)



**First Floor**  
Approx. 86.8 sq. metres (719.4 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## The Rydings, Langho, BB6 8BQ

£465,000

A NOT TO BE MISSED FOUR BEDROOM DETACHED PROPERTY IN LANGHO

Nestled in the charming area of Langho, The Rydings presents an exceptional opportunity to acquire a splendid four-bedroom detached house. This stunning property boasts generous-sized bedrooms, providing ample space for relaxation and comfort. The property is designed to cater to modern family living, ensuring that each room is both functional and inviting.

One of the standout features of this home is its lovely garden, which offers a serene outdoor space perfect for entertaining guests or enjoying quiet moments in nature. The well-maintained grounds enhance the overall appeal of the property, making it a delightful retreat from the hustle and bustle of everyday life.

This residence is truly not to be missed, as it combines elegance with practicality in a desirable location. Whether you are looking for a family home or a peaceful sanctuary, The Rydings is sure to impress. With its spacious layout and beautiful surroundings, this property is an ideal choice for those seeking a harmonious blend of comfort and style in Langho.

# The Rydings, Langho, BB6 8BQ

£465,000



- Four Bedroom Detached Home
- Ideal Family Living Space
- Off Road Parking
- Tenure Freehold
- Generously Sized Bedrooms
- Sought After Langho Location
- EPC Rating TBC
- Beautiful Rear Garden
- Stunning Detached Property
- Council Tax Band F

## Ground Floor

### Hall

Doors to reception room, office, kitchen diner and WC.

### Reception Room

15'2 x 11'11 (4.62m x 3.63m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, two feature wall lights, gas fire with slate hearth and wooden mantle.

### Office

10'1 x 7 (3.07m x 2.13m)

UPVC double glazed bow window, central heating radiator, coving, wood effect laminate flooring.

### Kitchen Diner

23'6 x 10'1 (7.16m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, a range of panelled wall and base units, marble effect laminate surfaces, stainless steel one and a half sink with mixer tap and drainer, integrated electric double oven, four ring electric hob, integrated extractor fan, integrated dishwasher, vinyl tile flooring, spotlights, open access to utility room.

### Utility Room

6'11 x 5'11 (2.11m x 1.80m)

Central heating radiator, panelled base units with marble effect surfaces, integrated microwave, space for American style fridge freezer, vinyl tile flooring, door to snug.

### Snug

18'6 x 6'8 (5.64m x 2.03m)

Two UPVC double glazed windows, two central heating radiators, coving, loft access, door to garage.

### WC

6 x 4'2 (1.83m x 1.27m)

UPVC double glazed window, central heating radiator, low level WC with traditional flush, pedestal basin with mixer tap, tiled elevations, wood effect laminate flooring.

### Garage

19'11 x 9'1 (6.07m x 2.77m)

UPVC double glazed window, up and over garage door and access to a Baxi boiler.

## First Floor

### Bedroom One

15'1 x 12'5 (4.60m x 3.78m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe, door to en suite.

### En Suite

5'4 x 4'2 (1.63m x 1.27m)

UPVC double glazed window, central heating radiator, three piece suite comprising of low level WC with traditional flush, pedestal basin with mixer tap, enclosed shower with shower with rinse head, wood effect flooring.

### Bedroom Two

12'10 x 10 (3.91m x 3.05m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

10'5 x 9'11 (3.18m x 3.02m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Four

10'3 x 8'10 (3.12m x 2.69m)

UPVC double glazed window, central heating radiator, coving.

### Bathroom

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed window, central heating radiator, three piece suite comprising of low level WC with traditional flush, pedestal basin with mixer tap, panelled bath with mixer tap and direct feed shower with rinse head, tiled elevations, extractor fan, wood effect flooring.

### External

#### Front

Laid to lawn garden, bedding areas, mature shrubbery, driveway.



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