



Newark Road, Laughterton, Lincoln

£230,000



Newark Road, Laughterton,
Lincoln

Bungalow - Detached
2 Bedrooms, 1 Bathroom

Asking Price Of £230,000

- Two Double Bedrooms
- Additional Loft Room
- Modern Family Bathroom
- Modern Kitchen With Pantry and Separate Utility
- Double Garage With Electric and Light
- Expansive Attractive Gardens with Allotment Area
- EPC = D // FREEHOLD
- Council Tax = B

A detached two bedroom dormer bungalow situated in this popular non estate location within the village of Laughterton. The property occupies a corner plot with expansive attractive gardens to the front and rear; to the side of the property is a driveway providing off road parking, giving access to the detached double garage. Internally comprising of an Entrance Hall, Living room, Kitchen, Rear porch, Utility room, Dining Room/Bedroom, Conservatory, Bedroom, Bathroom and a converted First Floor Landing with access to the top bedroom. Viewing of the property is highly recommended.

Laughterton is well located from both Lincoln City and the Market Town of Gainsborough where all the usual facilities can be found. Further local amenities can be located in the nearby village of Saxilby.



DESCRIPTION

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Entrance Hall

15'10" x 3'10"

Pvc double glazed entrance door, carpet flooring, a spot lit ceiling, radiator, heating controls, storage cupboard, and the stairs to the first floor.

Living Room

13'8" x 10'11"

Pvc double glazed window to the front aspect, wood flooring, a pendant and three wall light fittings, and a radiator.

Kitchen

11'0" x 9'4"

Base and eye units with laminate work surfaces, a ceramic sink drainer with mixer tap, a space for a cooker currently occupied by a classic leisure double



oven (inc in sale), and an extractor fan overhead. A pvc double glazed window to the rear aspect, a light fitting, a storage cupboard, and a further storage cupboard with shelving, housing the utility meters.

Rear Porch

4'2" x 3'4"

Pvc double glazed door to the gardens, tiled flooring, and a wall light fitting.

Utility Room

8'0" x 4'0"

Pvc double glazed window to the side aspect, vinyl flooring, a light fitting, and plumbing for a washing machine.

Dining Room / Bedroom

12'1" x 11'1"

Pvc double glazed French doors to the conservatory, wood flooring, a light fitting, and a radiator.

Conservatory

10'2" x 7'1"

Pvc double glazed window surround, with laminate wood flooring, wall lighting, a radiator, and a pvc door to the gardens.

Bedroom

11'7" x 7'11"

Pvc double glazed window with a slide triple glaze fitting to the front aspect, carpet flooring, a fan light fitting and a radiator.

Family Bathroom

6'6" x 5'9"

Low level wc, a pedestal sink, a standard bath with mains fed shower over. Pvc double glazed window to the rear aspect, laminate flooring and tiled walls, a light fitting, and a radiator.

Attic Room

Pvc double glazed window to the side aspect, carpet

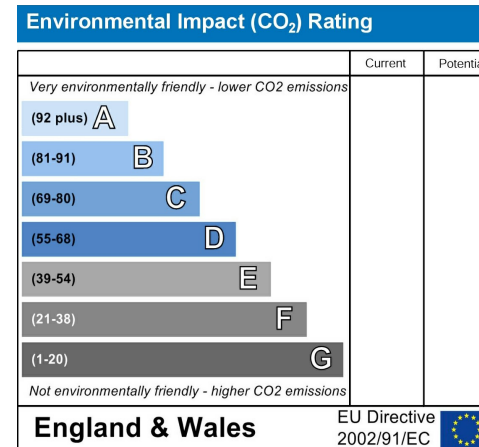
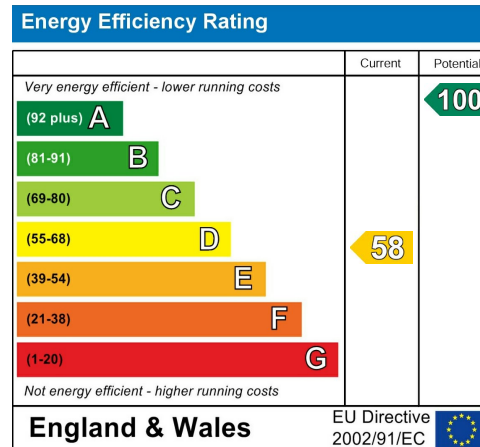
tile flooring, a light fitting, a radiator, and free standing wardrobes included in sale. This room has been previously used as a bedroom

Solar Panels

Solar Panels are owned and included in sale, further information available upon request.

Fixture & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area⁽¹⁾

83.29 m²
896.56 ft²

Reduced headroom

1.32 m²
14.22 ft²



(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.