



Laughton Way, Lincoln

Asking Price £170,000

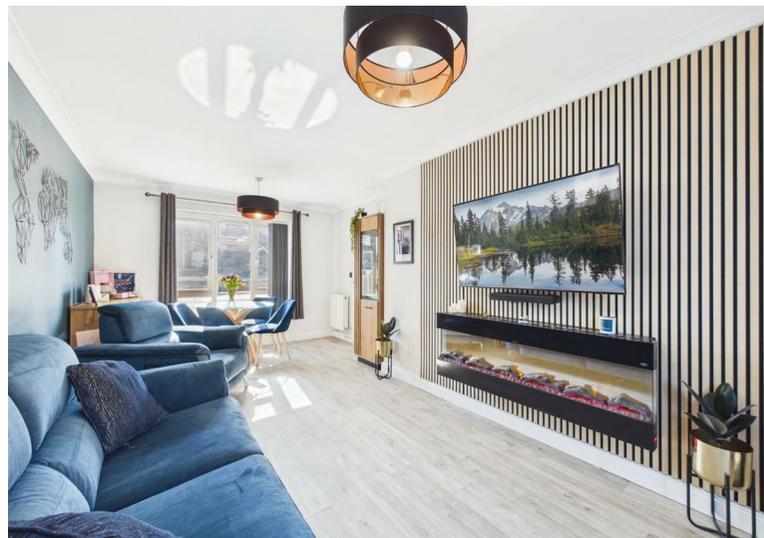

MARTIN & CO

Laughton Way, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

Asking Price £170,000

- Modern Presented Starter Home
- High Gloss Fitted Kitchen
- Dual Aspect Living Diner
- Utility Area
- Primary Bedroom with Dressing Room
- Shower Room
- Landscaped Rear Garden
- Popular Uphill Location
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	78
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

Two bedroom semi-detached home, modern and well presented throughout, positioned to the North of Lincoln in a popular location. Comprising internally of an entrance hall, living diner, kitchen, utility area, two bedrooms, primary with dressing room and a shower room. Enclosed landscaped rear garden with a low maintenance gravelled front. In the agents opinion, this property would make for an ideal first time purchase or investment opportunity. Viewings are by appointment only and are recommended to fully appreciate.

Situated to the North, on the outskirts of Lincoln, within an approximate 20 minute walk of The Bailgate area. Plentiful local amenities with easy

access to shops and schooling, including Lincoln Bishop University. Regular bus routes and access to the A46 relief road.

EPC Rating - C
Council Tax Band - A
Tenure - Freehold

Entrance Hall

Double glazed aluminium clad front door with wood effect laminate flooring, side PVC window, radiator, Honeywell thermostatic control, pendant fitting and stairs rising to the first floor with a storage cupboard below housing the mains consumer unit.



Living Diner
19'11" x 9'5"

Dual aspect room with a PVC front facing window and PVC French doors to the rear giving access to the garden. Wood effect laminate flooring, two pendant fittings, radiator and a wall mounted electric feature fire.

Kitchen

12'2" x 7'4" (max measurements).

Modern high gloss base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted with an electric oven and hob with extractor over, integrated wine chiller plus space and plumbing for both a washing machine and full size dishwasher. PVC window to the rear aspect, wood effect laminate flooring, radiator, wall mounted extractor, ceiling light, Vaillant combination boiler and a built in storage cupboard.

Covered Side Passage

10'6" x 3'4"

Composite doors to the front and rear allowing for access through the property, wood effect laminate flooring, radiator and ceiling lighting.

Utility Area

10'1" x 4'7"

Modern high gloss base level units with laminated work surfaces, complimenting splash back and an inset composite sink and drainer. Space for an American style fridge freezer, wood effect laminate flooring, PVC front window and ceiling lighting.

Stairs / Landing

PVC side window, carpet flooring, pendant fitting and access to the loft space.

Shower Room

6'4" x 5'7"

Low level WC, wall mounted vanity wash basin and a walk in double cubicle housing the mains thermostatic shower with overhead rainfall and separate handheld body sprayer attachment. PVC rear window, vinyl flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom

10'8" x 10'7"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom

14'2" x 8'10" (max measurements).

PVC front window, wood effect laminate flooring, ceiling fan and a radiator. Access into the dressing room (2.320 x 1.339) which benefits from continued wood effect laminate flooring, spot lit ceiling and hanging rail storage space.

Outside

To the front is an extensive gravelled area which would be suitable for multiple vehicles to park off road, subject to a dropped kerb and approval from the local highways authority. The fully enclosed rear garden has been pleasantly landscaped for a multifaceted use to include a laid lawn with stepping stones to the summer house, gravel and slate borders plus two decked seating areas to enjoy the sun throughout the day. Further benefitting externally from lighting, power and water supplies. The summer house (3.521 x 2.681), which benefits from power and lighting, making for an ideal office to work from home and the small garden shed are available for separate negotiation and should not be considered part of the sale.

AGENT NOTE

In accordance with section 21 of the Estate Agents Act 1979 we disclose that the vendor is an employee of Martin & Co.

Fixtures & 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.



Floor 0 Building 1

Approximate total area⁽¹⁾
68.1 m²
734 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.