



**Eskdale, Newark Road, Laughterton,  
Lincoln, LN1 2JU**

**£390,000**

A spacious and versatile four bedroom detached bungalow with a self-contained annex located in the village of Laughterton. The main home has immaculate accommodation to briefly comprise of Porch, Hall, Lounge, modern fitted Kitchen, Conservatory, two double Bedrooms, En-Suite Shower Room and modern Family Bathroom. The annex comprises of Living Room, two double Bedrooms, En-suite Shower Room and annex Kitchen/Utility Room. The annex could be self-contained or combined to increase the main living area. Outside there is a sweeping block paved driveway and large front and rear gardens. Viewing is essential to appreciate the versatile accommodation on offer.





Eskdale, Newark Road, Laughterton, Lincoln, LN1 2JU



**SERVICES**

Mains electricity, water and drainage. Oil central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Laughterton is well located for both Lincoln City Centre 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. Tuxford is also located approximately 8 miles and has links to the A1.





## ACCOMMODATION

### PORCH

With tiled flooring.

### HALL

With oak flooring, two radiators, loft access point and storage cupboard.

### LOUNGE

22' 2" x 12' 0" (6.76m x 3.66m) With double glazed bow window to the front aspect, French doors to the conservatory, electric fire in a decorative fireplace and two radiators.



### KITCHEN

12' 9" x 11' 0" (3.90m x 3.37m) Fitted with a modern range of wall and base units with work surfaces over, integral fridge freezer, separate freezer and dishwasher, eye level electric oven, electric hob with extractor fan over, stainless steel 1½ bowl sink unit with side drainer and mixer tap over, tiled flooring, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the rear aspect.

### CONSERVATORY

25' 4" x 11' 5" (7.74m x 3.49m) With double glazed French doors and windows to the rear garden, part tiled flooring, two radiators and ceiling fan.



### BEDROOM 1

12' 9" x 10' 5" (3.91m x 3.20m) With double glazed bow window to the front aspect, range of fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, part tiled walls, chrome towel radiator, spotlights and double glazed window to the front aspect.

### BEDROOM 2

9' 11" x 9' 4" (3.03m x 2.87m) With double glazed bow window to the front aspect, fitted wardrobes and over bed furniture and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, tiled flooring and part tiled walls, chrome towel radiator and spotlights.

### ANNEX HALLWAY

With rear entrance door, oak flooring and radiator.



### BEDROOM 3

15' 2" x 8' 9" (4.64m x 2.67m) With double glazed bow window to the front aspect, range of fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, part tiled walls, chrome towel radiator, spotlights and double glazed window to the side aspect.

### BEDROOM 4

21' 7 (max)" x 9' 1" (6.58m x 2.78m) With double glazed bow window to the side aspect and radiator.



### ANNEX LOUNGE

18' 5" x 9' 0" (5.62m x 2.75m) With double glazed French doors to the garden, double glazed window to the side aspect and radiator.

### ANNEX KITCHEN/UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, oil fired central heating boiler, tiled flooring, tiled splashbacks and double glazed window to the rear aspect.



### OUTSIDE

The property is set back from the road by a lawned garden with mature shrubs and a block paved driveway providing off street parking for multiple vehicles. To the rear there is an enclosed and private lawned garden with patio seating area, pergola, mature shrubs, flowerbeds, greenhouse and shed.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29.5 Silver Street, Lincoln, LN2 1AS.



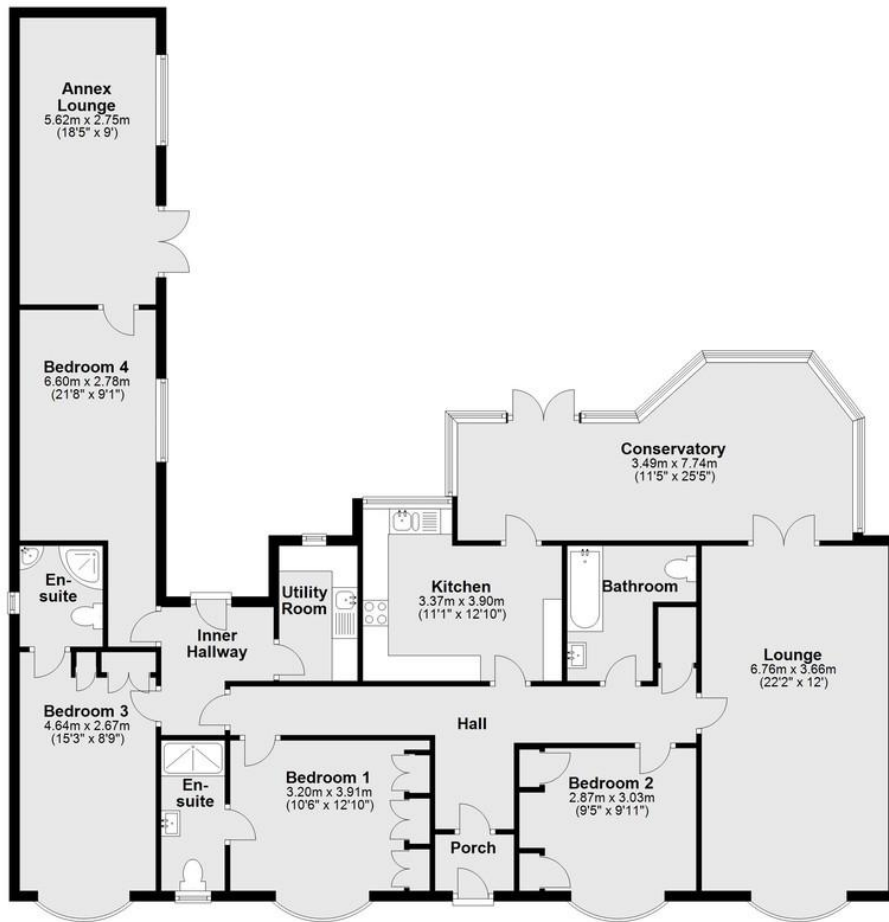






### Ground Floor

Approx. 165.1 sq. metres (1777.6 sq. feet)



Total area: approx. 165.1 sq. metres (1777.6 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

[www.mundys.net](http://www.mundys.net)