



**Former Post Office, Main Road,
Laughterton,
LN1 2JZ**

Asking Price Of £225,000

We are pleased to offer to the market FOR SALE this mixed use property consisting of a generously sized 2 bedroom house and a self contained retail unit with a total floor area of 141 sq. meters (1518 sq. ft.) There is outside space providing off-road parking and a rear garden. The property is offered for sale with vacant possession.





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.

DESCRIPTION

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DIRECTIONS

Heading out of Lincoln on the A57 towards Saxilby. Staying on the A57 towards Newton On Trent as you approach the junction at Drisney Nook. Taking a right turn onto the A1133 at Newton On Trent making your way towards Laughterton. Once you arrive in the village the property is located on your righthand side.



ACCOMMODATION

The residential side of the property consists of:

LOUNGE - 4.19m x 5.07m

DINING ROOM - 2.79m x 4.72m

KITCHEN - 2.79m x 4.21m

BATHROOM - 2.03m x 2.86m

UTILITY - 4.19m x 1.40m

BEDROOM 1 - 4.48m x 4.20m

BEDROOM 2 - 2.61m x 3.99m



The commercial unit has a floor area totalling 37 sq meters (400 sq. ft) and consists of a entrance hall, reception area, retail area, kitchen and a WC which is accessed externally from the unit.

Outside the property benefits from a large rear garden, garage and off road parking to either side of the property.

SERVICES

Mains Electric, water and drainage are connected. Oil central heating.

EPC RATING

COMMERCIAL – C '63'

RESIDENTIAL – E '42'



TENURE

Freehold.

VAT

VAT is not payable on the purchase price.

Business Rates & Council Tax

The ground floor commercial premises have a Rateable Value of £3,500

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief. It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

The residential accommodation above has a Council Tax Band of 'B'.

VIEWINGS - By prior appointment through Mundys on 01522 556088.





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

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.

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

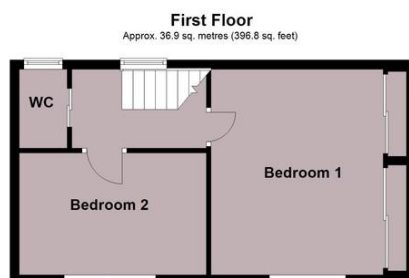
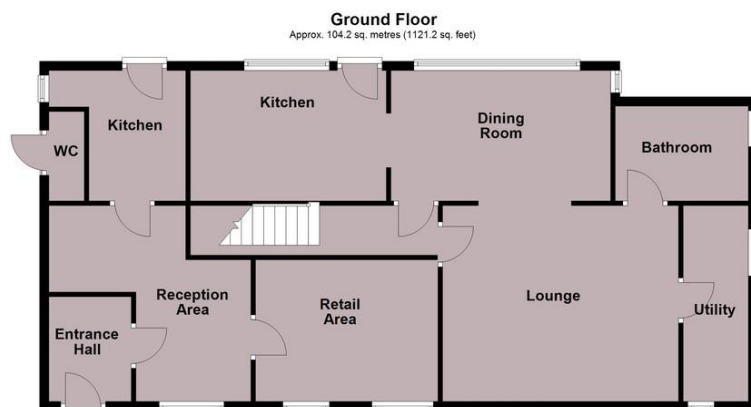
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 141.0 sq. metres (1518.0 sq. feet)

29-30 Silver Street
Lincoln
LN2 1AS
commercial@mundys.net
01522 556088

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

