



187, Laughton Way North,
Lincoln

MOUNT & MINSTER

Laughton Way North

- Semi detached
- Three bedrooms
- Kitchen
- Living/Dining room
- Bathroom
- Garden to front and rear
- useful storage sheds/utility
- Close to amenities
- No onward chain

INTRODUCTION

A conveniently situated semi detached house, briefly comprising; kitchen, living room, three bedrooms and family bathroom. The property further benefits from good sized gardens to front and rear, with useful brick store/utility space.

LOCATION

Conveniently located close to an array of amenities, including a public library, two primary schools, a GP surgery, local pubs, a fish and chip shop, and a Co-op with a post office. It is also well-served by a regular bus route offering direct access to Lincoln City Centre.

ACCOMMODATION

Entrance hall

Kitchen

2.74m x 3.51m (9' x 11'6)

Range of wall and base units, uPVC window, stainless steel sink and drainer, tiled splashbacks, integrated oven with hob over, extractor, space and plumbing for washing machine.

Living/Dining room

3.00m x 2.92m (9'10 x 9'7)

Carpet, radiator, uPVC French doors to rear garden.

Utility passage

Pedestrian access doors to front and rear, access to utility shed and further storage shed.

Bedroom one

3.66m x 3.05m (12'0 x 10'0)

uPVC double glazed window to front, radiator.





Bedroom two

2.13m'0.61m x 3.89m narrowing to 3.33m (7'2 x 12'9 narrowing to 10'11)

uPVC double glazed window to rear, radiator, airing cupboard

Bathroom

Bath with overhead electric shower, low level WC, pedestal wash hand basin, fully tiled, uPVC double glazed window to rear.

Bedroom three

2.41m x 2.84m (7'11 x 9'4)

uPVC double glazed window to side, radiator.

OUTSIDE

Front Garden

Being mainly lawned with path to front door and side utility passage.

Rear Garden

Being mainly laid to lawn.

METHOD OF SALE

Freehold with vacant possession on completion.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX BAND

Band: A

Lincoln City Council

SERVICES

Mains electricity, gas, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of September 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

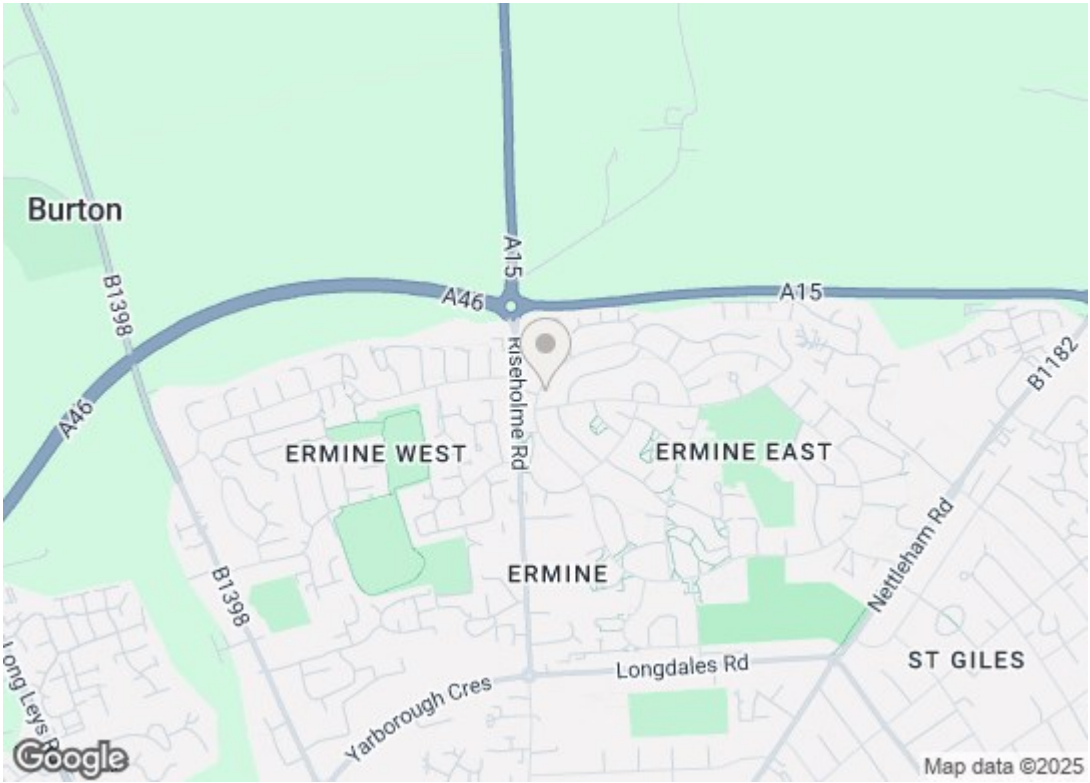
T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER INDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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		
	63	75
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	

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

