



40 Laughton Road

This semi-detached property is conveniently located for the amenities on the west side of Boston including schools, shops, Sleaford Rd park and the Boston rowing and Tennis clubs.

The ground accommodation briefly comprises uPVC porch, entrance hall, breakfast kitchen and lounge whilst the first floor includes bathroom and two double bedrooms plus a third room which would be ideal as a computer room, dressing room or nursery perhaps.

Outside, the front provides ample parking for several vehicles with a low-maintenance garden to the rear and a garage which is used for storage.

The property further benefits from gas-fired central heating, uPVC double glazing and is being offered with no onward chain.

- Two/Three Bedroom Semi-Detached Property
- Offered With No Onward Chain
- Gas-Fired Central Heating & uPVC Double Glazing
- Off-Road Parking For Several Vehicles
- Centrally Located For Nearby Schools & Amenities
- Tenure: Freehold. Council Tax Band 'A'. EPC 'C' 71



The property is approached through double wooden gates which open onto a generous driveway, leading up to the: **Front Porch** – Of uPVC double-glazed construction with door into the lounge.

Lounge 4.34m x 3.54m - With uPVC double glazed window to the front aspect, radiator, tiled fireplace with gas fire, stairs to the first floor and door to the kitchen.

Breakfast Kitchen 4.56m x 3.38m - The kitchen has uPVC window which overlooks the rear and a part-glazed external door leading out to the side with a car-port style shelter. Fitted units comprise a range of cupboard and drawer units to both base and eye level, with work surfaces having an inset stainless steel style sink/drain unit. Spaces for washing machine, gas cooker, fridge and freezer. Tiling as appropriate, wall-mounted gas-fired central heating boiler and door to the built-in cupboard.

First Floor – The landing has an airing cupboard housing the hot water cylinder, loft access and uPVC window to the side. Doors are arranged off to:

Bedroom One 3.41m x 2.57m – Having a uPVC window to the rear aspect, built-in wardrobe, radiator.

Bedroom Two 3.69m x 1.94m - Having a uPVC window to the front aspect, two built-in double wardrobes to one wall and radiator.

Nursery/ Study 2.69m red. to 2.20m x 1.70m – With uPVC window overlooking the front,

Bathroom – The bathroom comprises a suite of panel bath with tiling as appropriate and shower unit over, low level WC and pedestal hand basin. Radiator and uPVC obscured window to the rear.





Outside

From the driveway, further gates open to an extended area of hardstanding which is covered by a car-port style shelter. The rear garden is also of low-maintenance paving/concrete design bordered with plants and shrubs. The rear also benefits from outside lighting, cold water tap and a semi-detached **Garage* 5m x 2.56m** – Currently used for storage, but given the generous dimensions would also ideally serve as a workshop if needed, having power and lighting.

NOTE: Tenure: Freehold. *Current access/design would preclude most vehicles from accessing the garage. The owner of this property is a relative of a director of this Estate Agency. All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



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22 Dolphin Lane, Boston
 Lincolnshire PE21 6EU
 T| 01205 336122
 E| sales@fairweather-estateagents.co.uk

