



**Plot 6 Laughton View, Gainsborough**  
**DN21 3FH**  
**£299,950**

Amazing opportunity to buy a brand new home in Blyton. Plot 6, Laughton View. Buying this 4 bedroom detached property allows you to customise a lot of how the finished product will look. A choice of kitchens, floorings, fixtures available to choose from. This is the ideal family home for anyone looking to secure a contemporary styled property within a sought-after area of the village of Blyton within a small new development of six homes.

The property comprises; entrance porch leading in to a bright and airy entrance hallway, with generous lounge to the front aspect, a fantastic kitchen/family room having plenty of space for dining furniture with access on to the rear garden via patio doors and a useful downstairs W.C, to the first floor the property has four generously proportioned bedrooms; the master having ensuite along with a family bathroom.

Boasting both front and rear gardens as well as garage and off street parking this property is ideal for a growing family or couple looking for the convenience urban living has to offer, yet being set within a quiet leafy suburb. We invite all enquiries and look forward to discussing the property with you.

**\*\*Photos are a representation of the finish\*\***



## Hallway

W/C 3'11" x 7'10" (1.21 x 2.39)

Living Room 15'8" x 11'10" (4.78 x 3.63)

Kitchen/Diner 11'1" x 20'1" (3.4 x 6.13)

Landing 7'1" x 12'2" (2.16 x 3.71)

Bedroom One 10'10" x 16'2" (3.31 x 4.94)

En-Suite 4'6" x 10'7" (1.38 x 3.24)

Bedroom Two 12'0" x 13'2" (3.67 x 4.02)


Bedroom Three 9'0" x 13'8" (2.75 x 4.18)

Bedroom Four 7'1" x 10'1" (2.18 x 3.09)

Bathroom 10'1" x 6'5" (3.08 x 1.96)

## Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	