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Corner Bays, Station Road, Laxton, DN14 7TW
£365,000



- Spacious
- Large dining room
- Rural location

- High ceilings throughout
- Four bedrooms
- Farmhouse kitchen



Description

Located in the rural village of Laxton, this property presents the opportunity to own a detached house with a rich history. The property was once two cottages and now has three generously sized bedrooms, and a smaller fourth bedroom, currently used a study. There is also unusually spacious bathroom. The spaciousness of this property is further enhanced by the high ceilings both downstairs and up, as well as the south facing aspect that allows a lot of light in throughout the day. The surrounding countryside is idyllic. The property has an extensive garden, driveway parking and a single garage.

Situated on 0.28 acres of garden, this property offers a sense of privacy and tranquillity, with no overlooking neighbouring properties. The wonderful outdoor space provides endless possibilities for gardening, outdoor activities, or even potential extension, subject to planning permission.

Directions: on entering Laxton over the railway crossing, the property is on the left hand side and can be identified by our Link Agency For Sale board.

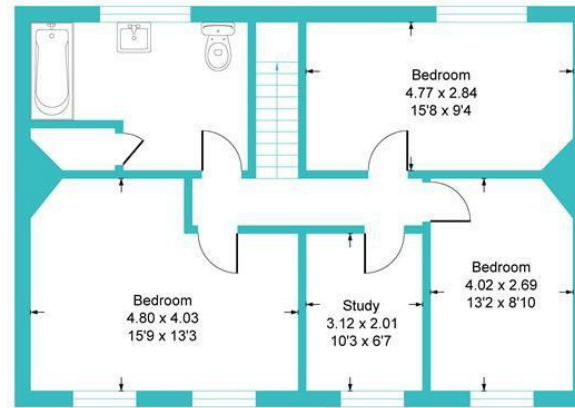


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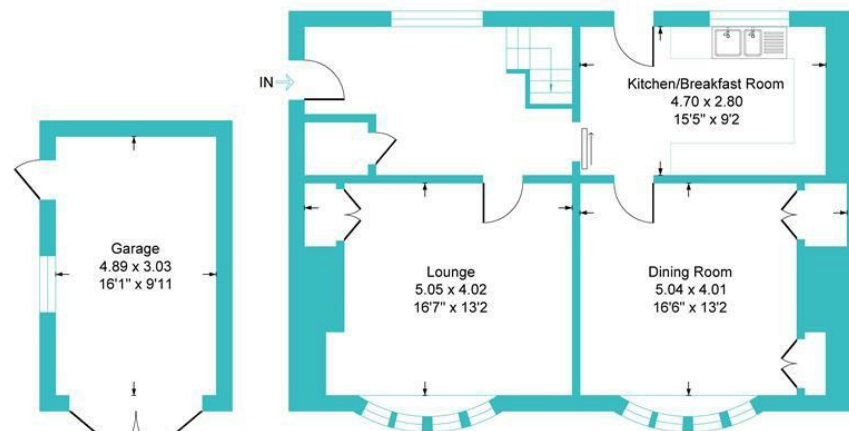
Approximate Gross Internal Floor Area = 143.9 sq m / 1550 sq ft

Garage Area = 14.8 sq m / 159 sq ft

Total Area = 158.7 sq m / 1709 sq ft



First Floor




Ground Floor


Garage

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

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		
	25	65
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	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

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01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.