



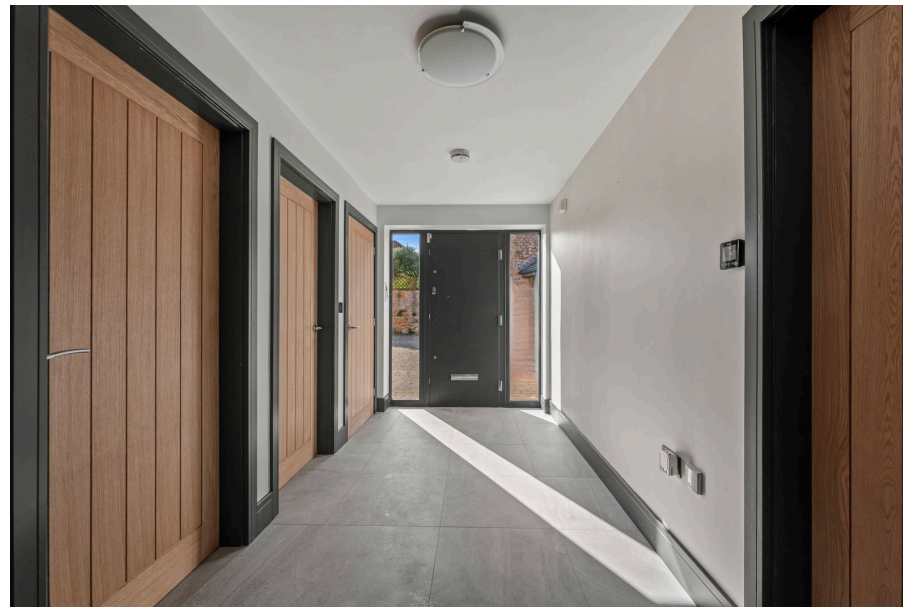
Your Logo

13 Rectory Court, Laughton

Offers Over £600,000

🛏️ 4 🚿 2 🛋️ 2

- Stunning Stone Architecture
- Newly Renovated Throughout
- Versatile Family Areas
- Ample Parking and three covered parking areas
- Ideal Village Location
- Seamless Indoor-Outdoor Living
- Elevated Garden Oasis
- Must-See Property
- Private Gated Driveway



A charming stone built property offering commanding rear views over open countryside. The property has been recently renovated to the highest of standards and is nestled within a courtyard of executive style properties and provides excellent.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



03/09/2024, 20:31

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
13 Rushey Court Langthorpe S65 7AJ	Energy rating C	Valid until: 19 November 2031
Property type Detached house		Certificate number: 9320-2209-2190-2299-7165
Total floor area 181 square metres		

Rules on letting this property

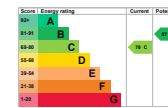
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-owners-tenants-requirements-energy-efficiency-standards-landlords) (<https://www.gov.uk/guidance/landlords-owners-tenants-requirements-energy-efficiency-standards-landlords>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60