



the agent



105 Laughton Way, Lincoln, LN2 2ES

Asking Price £175,000

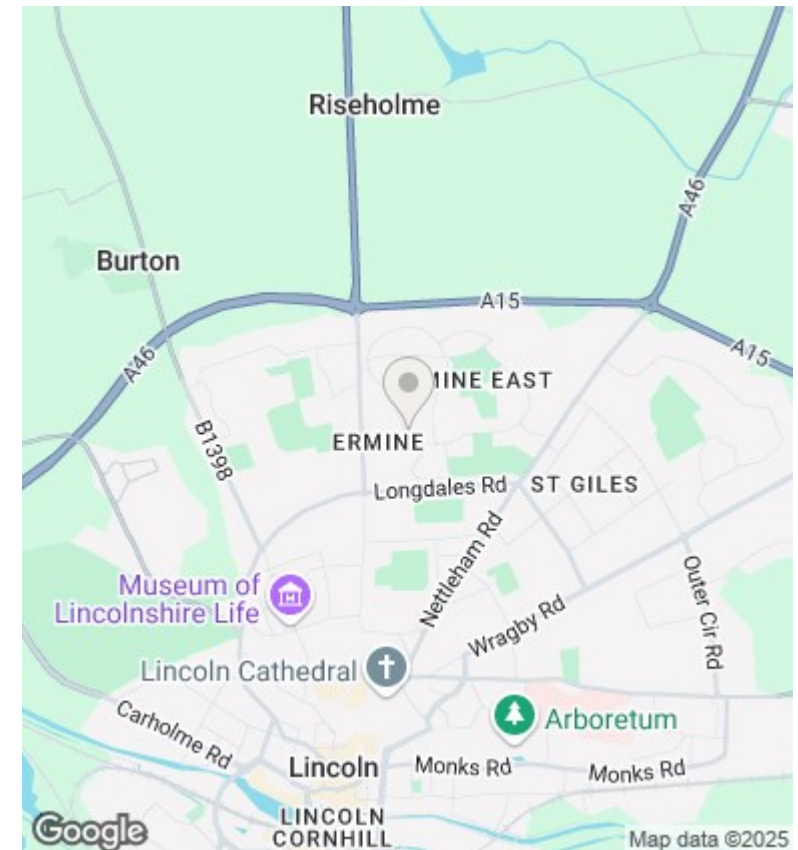
- Three Bedroom House
- Recently installed UPVC Windows and Doors
- Generous Corner Plot
- EPC Rating B
- Fitted Kitchen
- Air Source Heat Pump Heating System
- No Onward Chain
- Large Lounge
- 4KW Solar Panels
- Council Tax Band A



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

B

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(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	