



- NO ONWARD CHAIN!
- Semi-Detached House
- 3 Bedrooms
- Extensive Rear Garden

- Lounge Diner
- First Floor Bathroom
- Outbuilding
- Driveway Parking

Laughton Way, Ermine East, LN2 2ER
£175,000





Starkey&Brown is delighted to offer for sale with no onward chain this 3 bedroom semi-detached house located in the Ermine area of Lincoln. Being well maintained and presented throughout the property boasts spacious living accommodation to the ground floor with 3 bedrooms and a bathroom to the first floor. The ground floor comprises of a 12'10" x 19'10" lounge diner, a stylish kitchen with a range of base level units and integrated appliances and a welcoming entrance hall. Rising to the first floor are generous sized bedrooms which all benefit from the use of a 3-piece bathroom suite. Externally, the property comes with a covered side passage giving access from front to rear, also with internal access into an outbuilding measuring 7'2" x 5'5". There is a generous sized rear garden which is mostly laid to lawn with a timber decking area with a covered pergola. Completing the home is gas central heating, uPVC double-glazing throughout and a large gravelled driveway with parking for multiple vehicles. For further details and viewing requests please contact Starkey&Brown. Council tax band: A . Freehold.



Entrance Hall

A uPVC double-glazed front door to the front aspect, a radiator, a uPVC double-glazed window to the side aspect, and stairs rising to the first floor. Access to:

Lounge Diner

12' 10" max x 19' 10" max (3.91m x 6.04m)

Having 2 radiators, uPVC double-glazed windows to the front aspect, French door to the rear aspect leading to the rear garden. Opening to:

Kitchen

7' 4" x 9' 1" (2.23m x 2.77m)

A range of base and eye-level units with counter worktops, an integrated oven, 4-ring hob with an extractor hood over, space and plumbing for a washing machine, sink and drainer unit, a radiator, wood effect laminate flooring, a uPVC double-glazed window to the rear aspect, an external door leading into the side passage, and an outbuilding. Understairs storage area, which currently houses a fridge freezer. Access to the entrance hallway.

Side Passage

21' 7" max x 4' 11" (6.57m x 1.50m)

External front-to-rear access. Access to a brick-built outbuilding 7' 2" x 5' 5" (2.18m x 1.65m)- ideal for storage.

First Floor Landing

Loft access - insulated and a uPVC double-glazed window to the side aspect. Access to bedrooms and the bathroom.

Bedroom 1

12' 5" max x 8' 8" min (3.78m x 2.64m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 2

7' 1" x 12' 9" (2.16m x 3.88m)

Having a uPVC double-glazed window to the rear aspect and a radiator. A storage cupboard housing a gas Logic combi 30 boiler.

Bedroom 3

10' 2" x 7' 10" min (3.10m x 2.39m)

Having a uPVC double-glazed window to the side aspect, a bulkhead built-in bed and a radiator.

Bathroom

6' 6" x 5' 8" max (1.98m x 1.73m)

Having a bath tub with a shower over, tiled walls, a low-level WC, a handwash basin unit, a uPVC double-glazed obscured window to the rear aspect, and a radiator.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn with a pathway leading down to the bottom of the garden. A timber decking area with a covered pergola and a shared passageway.

Outside Front

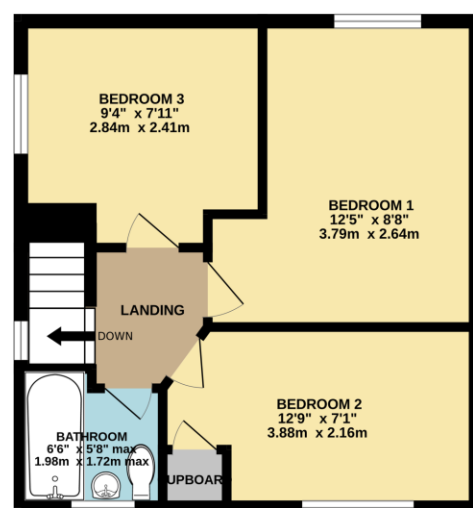
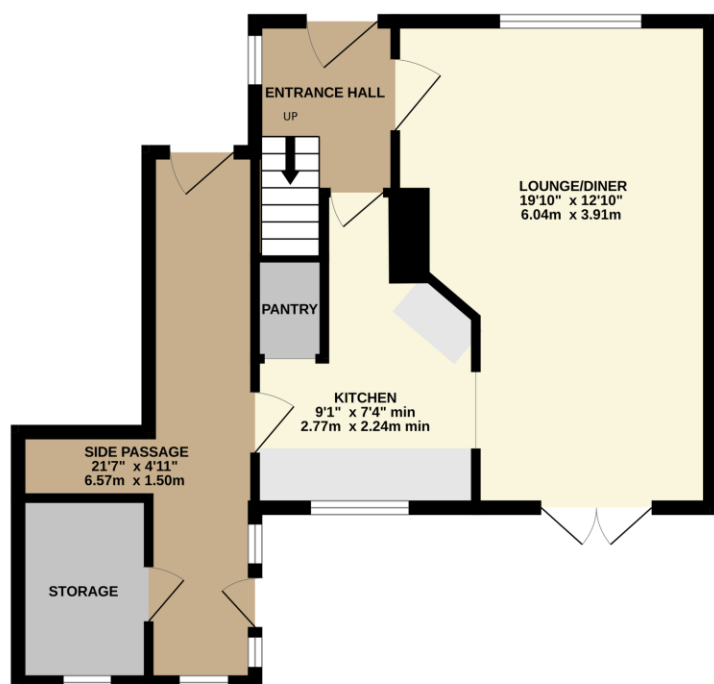
Gravelled driveway with parking for multiple vehicles.





GROUND FLOOR

1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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