



Rectory Court, Laughton en-le Morthen



This Beautifully Presented Home sits within a quiet cul-de-sac in the sought after semi-rural village of Laughton en-le Morthen. Being within walking distance of reputable schools, shops and popular pubs.

In brief the property comprises; Entrance Hall * WC * Lounge with Feature Fireplace * Open Plan Kitchen Diner with High Specification Fixtures & Fittings, Skylight, Integral Appliances and French Doors * THREE DOUBLE BEDROOMS * En-suite Shower Room * Family Bathroom * Driveway and Integral Larger than Average Garage * Rear Enclosed Lawn Garden with Patio and Pergola * Front Low Maintenance Courtyard.

Offers in the region of: £325,000

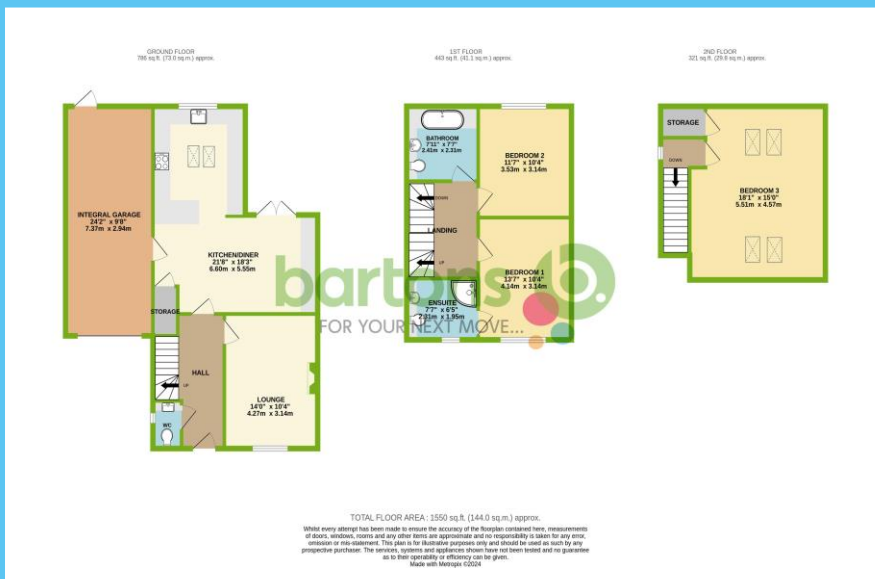


ACCOMMODATION

- Beautifully Presented Stone Built End-Terraced Cottage Over Three Floors
- Open Plan Kitchen Diner with Skylight & High Spec Fixtures & Fittings
- Lounge with Feature Gas Fire, Ground Floor WC, Hive Heating
- Three Double Bedrooms, Family Bathroom & En-suite Shower Room
- Rear Enclosed Lawn Garden with Pergola / Front Courtyard
- Driveway & Larger Than Average Integral Garage
- Quiet Cul-de-sac Position, Sought After Semi-Rural Village Location



• FREEHOLD / Council Tax Band C



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		