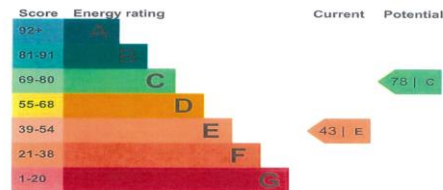




HUNTERS[®]
HERE TO GET *you* THERE

Laughton Wood Corner, Laughton, DN21 3PY | £260,000
Call us today on 01427 616118



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



We offer to the market with NO ONWARD CHAIN for ease of purchase a three bedroom detached property located between Scotter and Blyton having access to the local amenities whilst nestled in a rural location. The property benefits from front and rear gardens, uPVC double glazing and oil fired central heating. VIEWING HIGHLY RECOMMENDED. Accommodation comprising Entrance Hallway, three Bedrooms, Bathroom, Lounge, Dining area Kitchen and Conservatory. .

ACCOMMODATION

Accessed via a porch with uPVC double glazed Entrance door into:

ENTRANCE HALLWAY

Loft access, storage cupboard, airing cupboard and single radiator. Doors giving access to:

BEDROOM ONE

3.65m (12' 0") x 3.65m (12' 0")

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

3.20m (10' 6") x 2.57m (8' 5")

uPVC double glazed window to the side elevation and single radiator.

BEDROOM THREE

2.98m (9' 9") x 2.73m (8' 11")

uPVC double glazed window to the rear elevation and single radiator.

BATHROOM

2.51m (8' 3") x 1.65m (5' 5")

uPVC double glazed window to the rear elevation, three piece bathroom suite comprising low level w.c., pedestal wash hand basin, panel sided bath with mixer shower over, tiling to the wall, single radiator.

LOUNGE

3.65m (12' 0") x 3.49m (11' 5")

uPVC double glazed window to the both the front and side elevation, double radiator, coving to ceiling, stone built fire place and open fire. Opening to:

DINING AREA

3.51m (11' 6") x 2.56m (8' 5")

uPVC double glazed window to the side elevation, single radiator, coving to ceiling. Door off giving access to:

KITCHEN

2.97m (9' 9") x 2.74m (9' 0")

uPVC double glazed window to the rear elevation, wood finished fitted kitchen comprising base and wall units with inset stainless steel sink, complementary work surfaces, tiled splash backs, space for cooker, provision for automatic washing machine, space for low level fridge, floor standing oil fired central heating boiler. Door giving access to Pantry with uPVC double glazed window to the side elevation and a range of shelving. Door giving access out to:

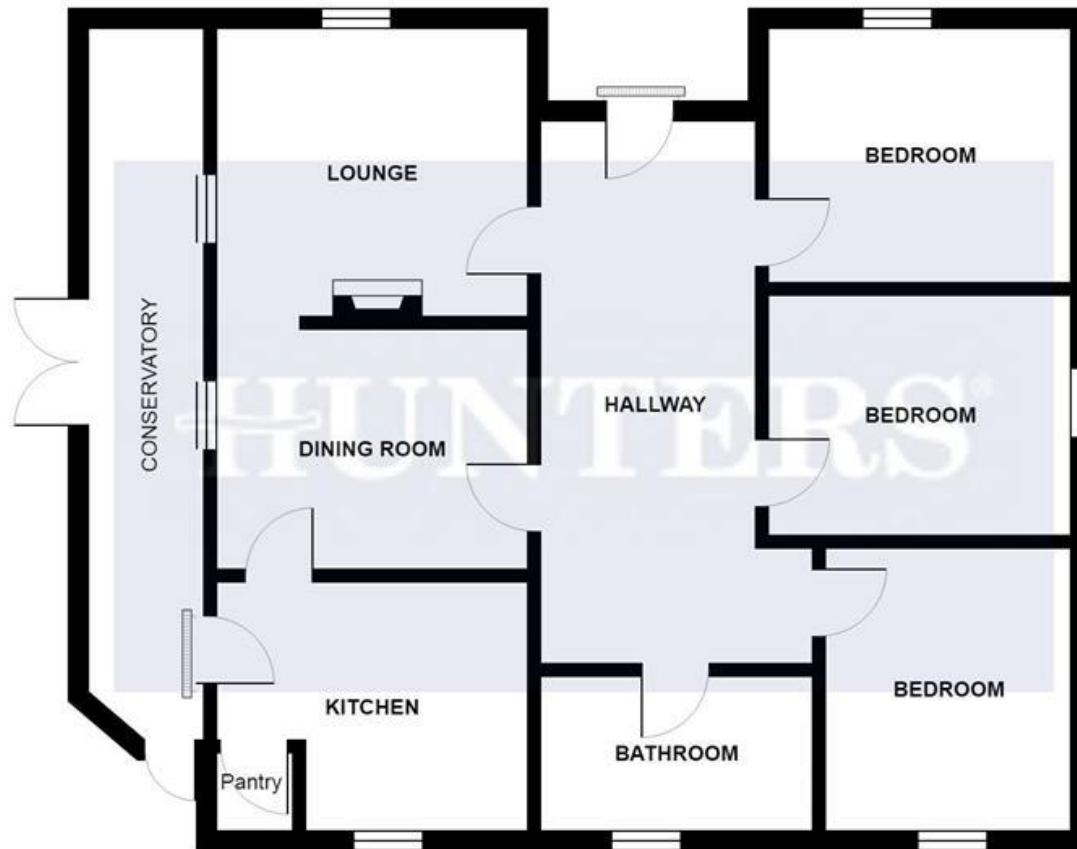
CONSERVATORY

7.05m (23' 2") x 1.86m (6' 1") to maximum dimensions

Constructed of a low level brick wall with uPVC double glazed frames, French doors to the side giving access to the driveway and single pedestrian door to the rear, and ????? to ceiling.

EXTERNALLY

To the front is a hedge lined and gated garden with driveway allowing off road parking for multiple vehicles leading down the side of the property to the single Garage with light and power and further parking to the rear. The front garden is mainly set to lawn with side garden set to lawn with mature borders and fish pond. The enclosed rear garden is mainly set to lawn with mature borders.



FOR IDENTIFICATION PURPOSES ONLY

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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