



Clifton House
Main Road, Laughterton, Lincolnshire. LNI 2JZ

BELL



Clifton House

Main Road

NO ONWARD CHAIN! This is a very appealing detached three-bedroom 1950's period house standing in good sized open grounds extending to 0.15 of an acre (sts), on the northern country fringe of the popular village of Laughterton adjoining the neighbouring Millfield golf course.

This much-loved family home would benefit from a comprehensive scheme of refurbishment. The size of the grounds offers some potential for future extension and development of the house, subject to all necessary consents.

ACCOMMODATION

Open Storm Porch with obscure glazed front entrance door through to:

Entrance Hall having a pleasant outlook over the grounds, attractive period staircase up to first floor, and doors through to kitchen, dining room and to:

Lounge with a very appealing easterly view from the bay window out over the front grounds and the driveway entrance from the bay window; glazed tiled fireplace and wall light fittings.

Dining Room having a northerly outlook into the garden, as well as a view to the west out over the grounds of the adjoining golf club; glazed tiled fireplace and coving.

Kitchen having a southerly aspect and fitted kitchen units comprising single drainer stainless steel sink unit with drawer and cupboard space beneath, accompanying fitted work surface with further cupboard and drawer space below, as well as room for a washing machine. There is space for an upright fridge/freezer to one corner and room to one side for a cooker. Doors through to cloakroom and to:

Pantry with shelving and traditional cold shelf and **Toilet** comprising a high-level cistern WC.





First Floor

Landing with access to roof space.

Bedroom 1 with a very pleasant view down over the front garden and across the road towards open countryside to the northeast; and electric panel heater.

Bathroom having panelled bath across one wall, pedestal wash hand basin and low-level WC. Built in airing cupboard containing the insulated hot water cylinder, tiling to all walls to around dado rail height.

Bedroom 3 with a pleasant westerly view out over the grounds of the adjoining golf course.

Bedroom 2 having a northerly outlook over the garden and westerly view across to the neighbouring golf course.

OUTSIDE

The house stands well back within its grounds and is approached from the roadside through a five-bar gate, with the driveway providing more than ample parking for both family and visitors, as well as access to the **Detached Garage** with double doors and a side service door to rear.

The very good-sized gardens have been laid to lawn and potentially provide the space for extension and development of the house, subject to all necessary consents. To the road frontage there is low picket style fencing, with hedging running down the southern boundary towards the garage. There is direct access through to the rear western elevation of the house and from the rear boundary picket fencing there is a pleasant outlook out over the neighbouring golf course grounds.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: F

Mains water, electric, drainage. Heating: portable electric heaters.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

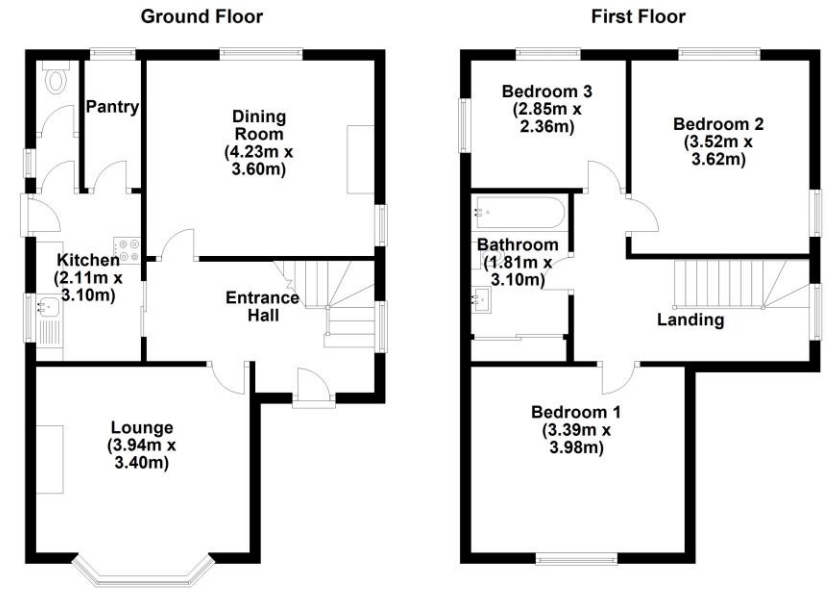
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