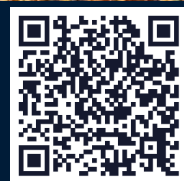




The Chestnuts, Main Road, Laughterton Lincoln, LN1 2JZ



Book a Viewing!

£450,000

A beautiful double bay fronted character cottage, ideally situated on a generous non estate plot within the village of Laughterton. Lovingly maintained by the current owners, The Chestnuts offers spacious and versatile living accommodation, occupying a wraparound plot of approximately 0.21 acres (STS). The accommodation comprises a porch, welcoming entrance hall, spacious lounge/diner, cosy sitting room, charming cottage style kitchen, utility room, cloakroom/WC, rear porch and a recently refitted ground floor shower room. To the first floor there are two particularly generous double bedrooms, with the principal bedroom having previously been two separate bedrooms and now offering an impressive amount of space. There is also an airing cupboard/walk-in wardrobe and a family bathroom. Externally, the property is approached via two substantial gravelled driveways, providing extensive off-street parking for numerous vehicles. The attached garage/workshop offers excellent versatility and could be utilised as a home office, gym or hobby room or potentially converted to provide annex accommodation, subject to any necessary planning permissions and building regulation approvals. The gardens wrap beautifully around the property, with lawned areas to both the front and rear, complemented by established planting, gravelled areas, a patio seating terrace and a decked entertaining area, creating a wonderful setting for outdoor relaxation and family enjoyment. Viewing is highly recommended to fully appreciate the character, space and versatility this delightful village home has to offer.





LOCATION

Laughterton is a charming rural village situated approximately 9 miles west of Lincoln, within the parish of Kettlethorpe. Surrounded by attractive open countryside, the village enjoys a peaceful setting whilst remaining conveniently placed for access to Lincoln, Gainsborough and Newark, with excellent road connections via the nearby A57 and A1133. Laughterton has a traditional village character, with properties arranged along its historic main street, together with a local public house. The surrounding area provides plenty of opportunities for countryside walks and outdoor pursuits, with Millfield Golf Course located on the outskirts of the village. Further day-to-day amenities, including shops, schooling and healthcare facilities, can be found in the neighbouring villages of Newton-on-Trent, Torksey, Fenton and Saxilby, making Laughterton an appealing choice for those seeking a tranquil rural lifestyle within easy reach of larger centres.

ACCOMMODATION

PORCH

With main entrance door.

ENTRANCE HALL

With staircase to the first floor, double glazed windows to the front and side aspects and electric radiator.



LOUNGE/DINER

18' 2" x 11' 11" (5.56m x 3.65m) With double glazed window and bay window to the front aspect and open fire set within a decorative fire surround.

SITTING ROOM

12' 0" x 11' 6" (3.66m x 3.52m) With double glazed bay window to the front aspect and multi fuel burner set within a decorative fire surround.

KITCHEN

15' 3" x 12' 11" (4.65m x 3.95m) Fitted with a solid wood range of wall and base units with work surfaces over, Belfast sink with mixer tap over, eye level electric oven, electric hob integrated fridge, space for dishwasher, log burner set within a feature brick fireplace, tiled splashbacks, spotlights, double glazed windows to the side and rear aspects and door to the garden.



UTILITY ROOM

8' 7" x 8' 7" (2.64m x 2.64m) Fitted with a solid wood range of base units with work surface over, Belfast sink with mixer tap over, space for washing machine and double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and tiled flooring.

REAR PORCH

With additional entrance door and personnel door to the garage/workshop.



SHOWER ROOM

9' 8" x 8' 3" (2.96m x 2.54m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled flooring, part tiled walls, spotlights and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With two double glazed windows to the rear aspect.

BEDROOM 1

17' 10" x 11' 10" (5.45m x 3.62m) Formerly two bedrooms, with two double glazed windows to the front aspect and two fitted wardrobes.

BEDROOM 2

11' 10" x 11' 8" (3.63m x 3.58m) With double glazed window to the front aspect.

AIRING CUPBOARD/WALK IN WARDROBE

6' 10" x 6' 4" (2.10m x 1.95m) With double glazed window to the side aspect and hot water tank.

BATHROOM

8' 1" x 6' 9" (2.48m x 2.07m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled flooring with underfloor heating, tiled splashbacks and double glazed window to the rear aspect.





OUTSIDE

The Chestnuts occupies a generous wraparound plot extending to approximately 0.21 acres (STS). To the front, a lawned garden sits behind a low level brick wall, featuring the mature horse chestnut tree from which the property takes its name. A substantial gravelled driveway to the left hand side provides ample off-street parking for numerous vehicles, while a further gated gravelled driveway to the right offers additional parking and vehicular access to the garage/workshop. The attractive rear garden is predominantly laid to lawn with well stocked flowerbeds and established shrubs, complemented by a large patio seating area with Summer House, a gravelled entertaining area and a further decked seating terrace, creating an ideal space for outdoor relaxation and entertaining.

GARAGE/WORKSHOP

19' 5" x 15' 3" (5.94m x 4.65m) With electric roller door to the front, personnel doors to both the rear porch and driveway, two double glazed windows, light and power. Given its generous size and multiple access points, the garage offers excellent versatility and, in the agent's opinion, could make an ideal home office, gym or hobby room, or be converted to provide annex accommodation, subject to any necessary planning permissions and building regulation approvals.

KEY FACTS FOR BUYERS

SERVICES

All mains services available.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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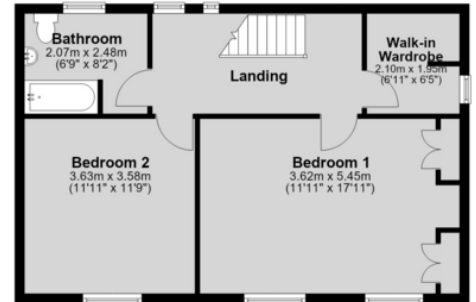
Ground Floor

Approx. 124.0 sq. metres (1334.6 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 176.9 sq. metres (1903.9 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

