



7 Laughton Way

Lincoln, LN2 2HZ



Book a Viewing!

£160,000

Two Bedroom End-Terraced Property positioned in this popular location on Laughton Way. The property is being sold with No Onward Chain and offers accommodation comprising Reception Hallway, Lounge/Diner, Kitchen, First Floor Landing, Two Bedrooms, Bathroom and separate WC. Outside, there is a front garden with gravelled driveway providing off-street parking, together with a rear garden with lawn, seating areas, trees, fruit trees and outbuildings.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

INNER HALLWAY

With uPVC entrance door to the front, doors providing access to the lounge and kitchen, stairs rising to the first floor and radiator.

LOUNGE/DINER

19' 10" x 12' 11" (6.06m x 3.94m) With uPVC windows to the front and rear aspects, gas fire with marble hearth and wooden surround and radiator.



KITCHEN

8' 3" x 9' 2" (2.54m x 2.81m) With uPVC window and door providing access to the rear garden. Fitted with a range of base units and drawers with work surfaces over, composite sink and drainer with mixer tap, electric oven and four-ring gas hob with extractor above. There is spaces for a washing machine and fridge freezer, wall mounted cupboards, complementary splashbacks and a serving hatch to the dining area. Boiler cupboard housing the gas boiler.

FIRST FLOOR LANDING

With uPVC window to the front aspect, access to the roof space, over stairs storage cupboard and doors providing access to the two bedrooms, bathroom and separate WC.



BEDROOM 1

10' 1" x 12' 5" (3.09m x 3.79m) With uPVC window to the front aspect, radiator and fitted bedroom cupboard.

BEDROOM 2

10' 2" x 13' 8" (3.12m x 4.18m) With uPVC window to the rear aspect, radiator and fitted bedroom cupboards with shelving and drawers.



BATHROOM

5' 8" x 7' 6" (1.74m x 2.29m) With uPVC window to the rear aspect, Mermaid style wall boards and suite comprising bath, separate shower cubicle, wash hand basin with vanity cupboard and radiator.

SEPARATE WC

With uPVC window to the side aspect, WC and wash hand basin.

OUTSIDE

To the front of the property there is a gravelled driveway providing off-street parking, with a pathway leading to the front door. To the rear there is a garden with lawn, seating areas, trees and fruit trees, together with outbuildings.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.



VIEWINGS - By prior appointment through Mundys.

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

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

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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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 these 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

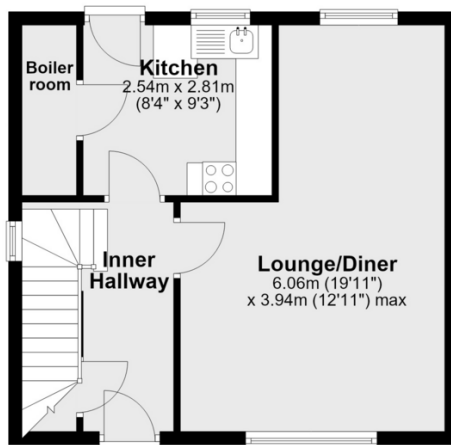
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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.
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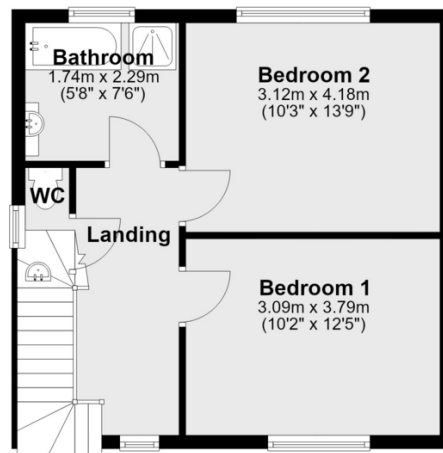
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.7 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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