



11 Scotter Road, Laughton

£320,000 Freehold

TRADITIONAL DETACHED DORMER STYLE HOUSE • PEACEFUL SEMI-RURAL VILLAGE LOCATION • SPACIOUS MATURE PLOT • 3 BEDROOMS • 2 RECEPTION ROOMS • ATTRACTIVE FITTED BREAKFAST KITCHEN ROOM • MAIN FAMILY BATHROOM • AMPLE FRONT PARKING & SINGLE GARAGE • IDEAL FAMILY OR COUPLE BUY • VIEW VIA OUR GAINSBOROUGH OFFICE



paul fox
the family estate agents

Immaculate detached home on 0.4 acre in sought-after Laughton village. Three bedrooms, stunning gardens, panoramic views, ample parking, garage and modern interiors. Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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- SPACIOUS MATURE PLOT
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- ATTRACTIVE FITTED BREAKFAST KITCHEN ROOM
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Central Entrance Hallway

Includes a front uPVC double glazed entrance door with adjoining side light both with frosted glazing, a single flight staircase leads to the first floor accommodation with adjoining grab rail and internal hardwood doors allows through to;

Front Lounge

13' 7" x 11' 8" (4.14m x 3.55m)

With a front bow uPVC double glazed window, wall to ceiling coving, TV input and a feature recessed fireplace with a multi burning stove with tiled hearth and oak beam, two single wall lights and an archway leads through to;



Rear Dining Room

15' 1" x 10' 0" (4.60m x 3.04m)

With rear sliding double glazed aluminium doors allowing access to the patio, wall to ceiling coving and a hardwood glazed door allows access off to;





Breakfast Kitchen

13' 1" x 11' 10" (4.00m x 3.61m)

With a rear uPVC double glazed window and a side uPVC double glazed door allowing access to the garden. The kitchen includes a range of oak fronted low level units, drawer units and wall units with glazed fronts and brushed aluminium style decorative pull handles with a patterned working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with ceramic tiled splash backs, a range of appliances which includes plumbing for a dishwasher, an automatic washing machine, an electric oven with grill above and four ring Zanussi induction hob with overhead canopied extractor fan in stainless steel with further splash backs, a wall mounted oil boiler, laminate flooring and a built-in under the stairs storage cupboard with inset shelving.



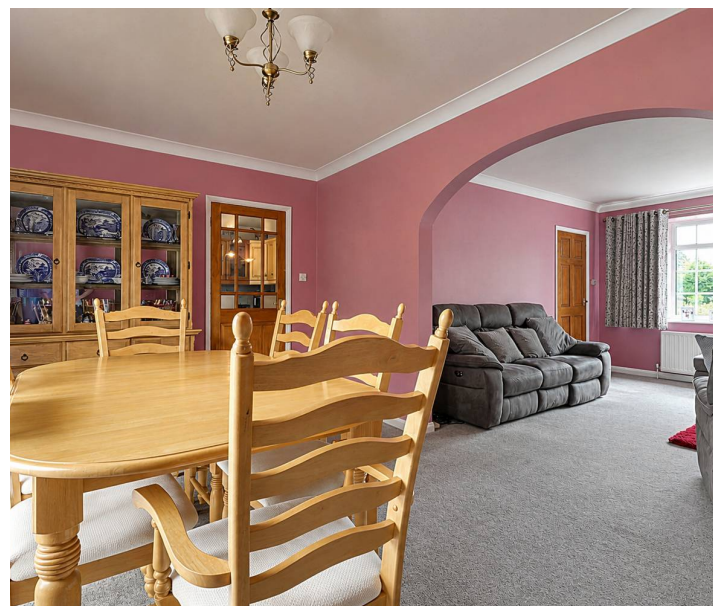
First Floor Landing

Has a front uPVC double glazed window, loft access and doors leading off to;

Master Bedroom 1

11' 11" x 10' 1" (3.64m x 3.07m)

With a front uPVC double glazed window and a bank of fitted wardrobes.





Rear Double Bedroom 2

15' 1" x 8' 4" (4.59m x 2.55m)

With a rear uPVC double glazed window.

Front Bedroom 3

8' 9" x 8' 7" (2.67m x 2.61m)

With a front uPVC double glazed window and a bank of fitted wardrobes.

Main Family Bathroom

11' 10" x 8' 4" (3.60m x 2.53m)

With a rear uPVC double glazed window with frosted glazing and a four piece suite comprising a low flush WC, panelled bath, a double walk-in shower cubicle with overhead mains shower with glazed screen and mermaid boarding splash back and a vanity wash hand basin with matching storage units beneath in white gloss with aluminium style pull handles, fully tiled walls, tiled flooring, wall mounted white towel heater and a built-in airing cupboard which houses the cylinder tank.





Grounds

The rear of the property provides a large well kept landscaped garden with principally shaped lawns with fully planted borders, a flagged patio seating area leads out from the dining area with an adjoining decorative gravelled area, enclosed fencing, a timber storage shed and an aluminium framed greenhouse. Access leads down the side of the property to a broad front lawned garden with planted shrubs and a hard standing driveway which allows off street parking leading to integral garage.

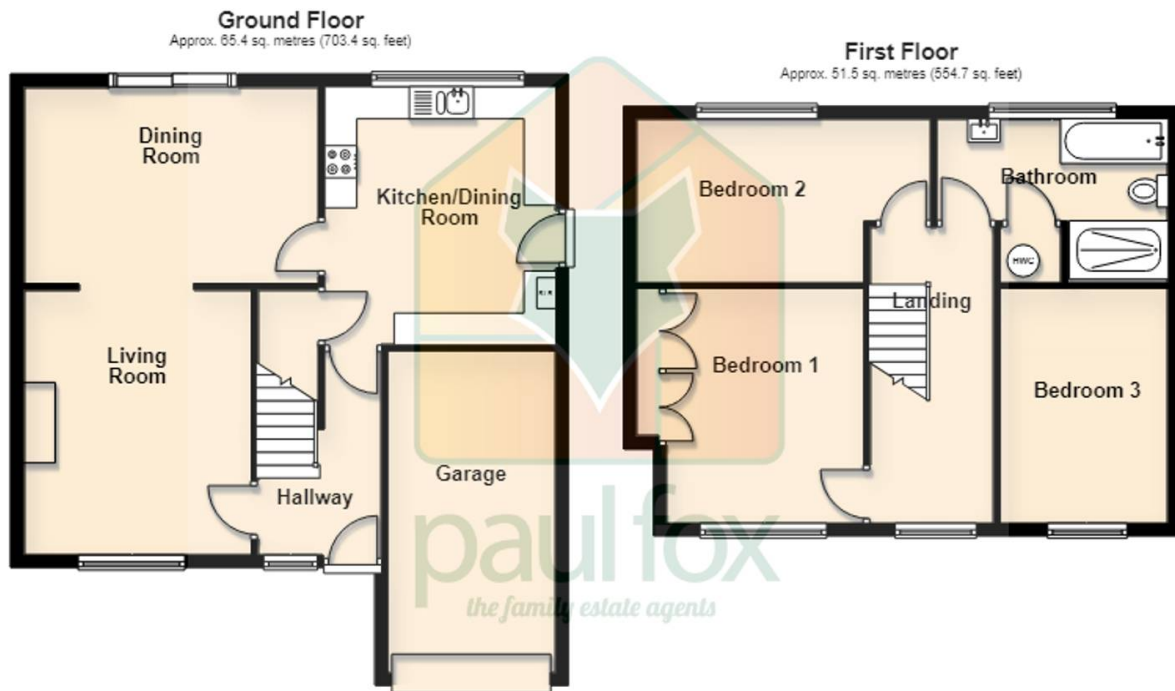
Garage

16' 5" x 8' 8" (5.00m x 2.65m)

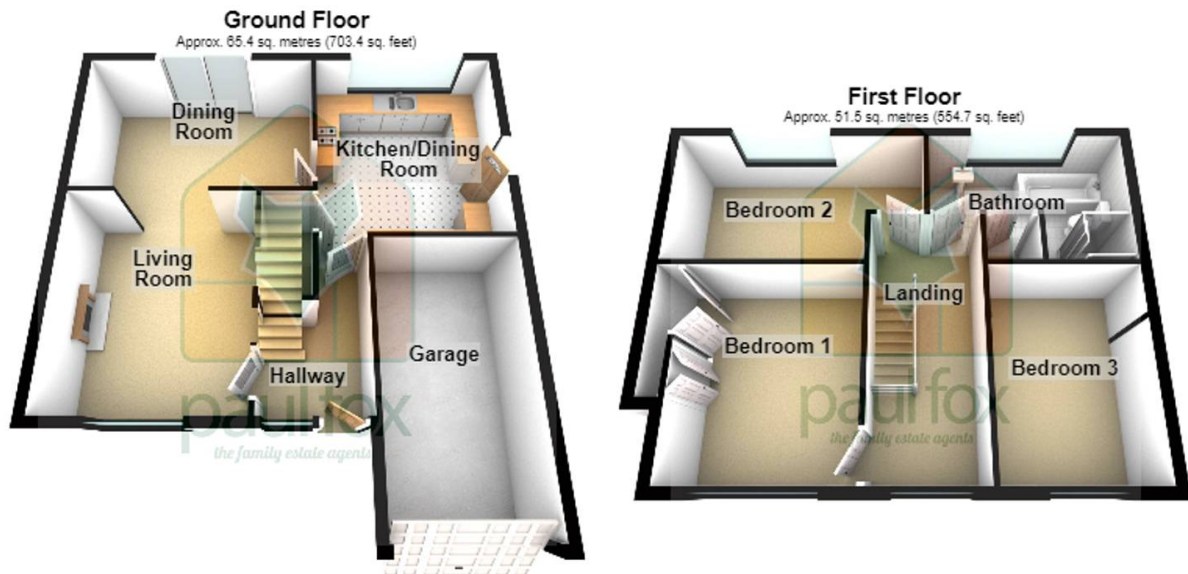








Total area: approx. 116.9 sq. metres (1258.1 sq. feet)



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