



Home Farm Cottage, Kettlethorpe Road,  
Laughterton, Lincoln, LN1 2JZ

Offers In The Region Of  
£215,000  
Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A detached two bedroomed cottage presenting an exciting renovation and modernisation project. The property stands in grounds extending to 0.331 acre or thereabouts. There is a range of brick built outbuildings. The cottage has a southerly aspect and is delightfully situated in the village of Laughterton.

The accommodation briefly provides on the ground floor, two front rooms, rear hall with cupboard under the stairs, cloakroom and kitchen. The first floor provides two bedrooms and a bathroom. There is a winding staircase to the attic. A pair of brick and pantile domestic outbuildings provide external storage space.

The property has a private drive access shared with The Barn.

Laughterton is a small village located in the county of Lincolnshire and surrounded by beautiful countryside. The village has a rich history dating back to the Roman times, and there are many historic buildings and landmarks in the area. A central part of the village is St Paul's Church, which dates back to the 12th Century and is described as an example of Norman architecture. Local amenities in Laughterton include The Friendship Inn and a village hall. There is an excellent primary school in the nearby village of Newton on Trent. Millfield Golf Club is situated on the outskirts of the village. The village lies approximately 15 miles north of Newark, 5 miles from Gainsborough and 10 miles from Lincoln. The village is situated on the A1133 just north of the A57 junction at Newton on Trent. Access points to the A1 trunk road are accessible from the A57 at Markham Moor. Indeed, a pleasant village and convenient location for commuting to these centres.

The property has 19th Century characteristics and is traditionally built with brick elevations under a tiled roof. The chimney stacks were recently rebuilt. Lime plaster floors upstairs. Mains drainage is connected.

The property provides the following accommodation:

### **GROUND FLOOR**

Front entrance door.

### **SITTING ROOM**

12'7 x 10'8 (3.84m x 3.25m)



Fireplace with brick surround and back boiler for the central heating system. Centre ceiling beam and built-in cupboard.

### **DINING ROOM**

14'3 x 12'3 (4.34m x 3.73m)



Oak fireplace surround, built-in cupboard believed to be an original Georgian fitting. Centre ceiling beam, radiator.

### **REAR LOBBY**

With radiator and cupboard under the stairs.

### **CLOAKROOM**

With pedestal basin, low suite WC, plumbing for a washing machine.

### **KITCHEN**

14'3 x 5'9 (4.34m x 1.75m)



With sink unit.

### **FIRST FLOOR**

#### **LANDING**

Winding staircase to attic rooms.

#### **BEDROOM ONE**

18'1 x 12'10 (5.51m x 3.91m)  
(Overall measurements)



Boxed in fireplace, radiator.

### **BEDROOM TWO**

11'6 x 10'9 (3.51m x 3.28m)



Built-in cupboard, radiator.

### **BATHROOM**



Bath, basin, low suite WC. Beamed ceiling. Airing cupboard containing the hot water cylinder and emersion heater. Radiator.

Winding staircase to the attic.

### **SECOND FLOOR**

#### **ATTIC SPACE**

(Total area 530 sq.ft approximately)



Attic space with gable window, attic store.

### **OUTSIDE**



A pair of brick and pantile domestic outbuildings. In all the property extends to 1,220 sq. m (0.3 acre) or thereabouts.



#### **SERVICES**

Mains water, electricity, and drainage connected to the property.

#### **TENURE**

The property is freehold.

#### **COVENANT**

The property will be sold subject to a covenant restricting the use as a single dwelling.

**POSSESSION**

Vacant possession will be given on completion.

**VIEWING**

Strictly by appointment with the selling agents.

**ACCESS**

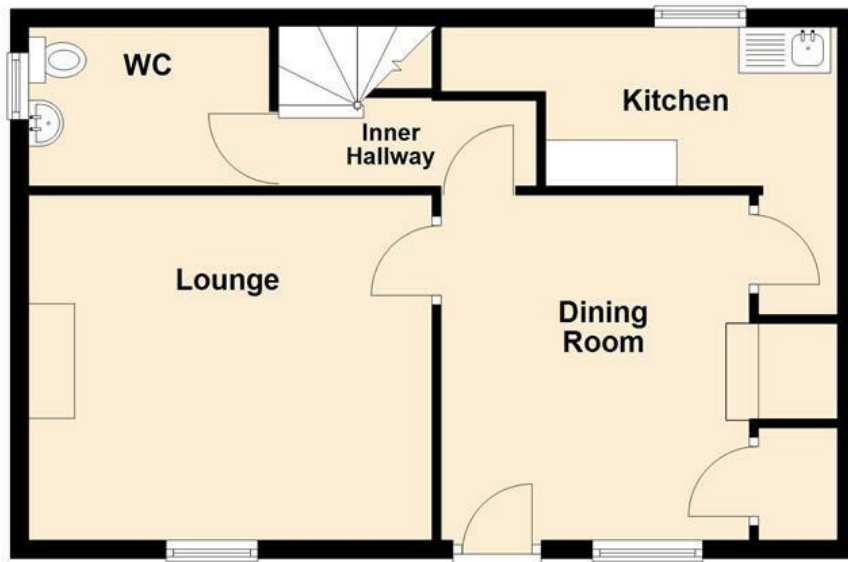
Access is by right of way. There shall be a 50% maintenance share on the driveway with The Barn.

**COUNCIL TAX**

The property comes under West Lindsey District Council Tax Band C.

### Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



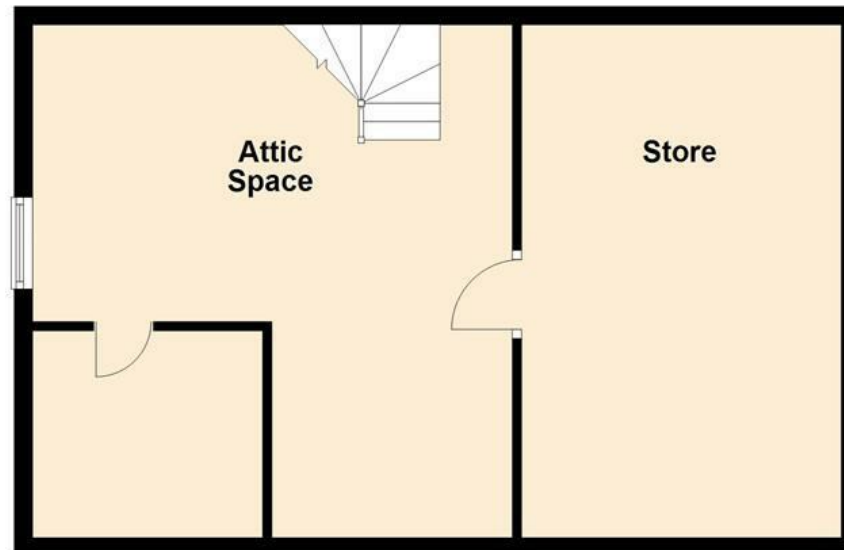
### First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



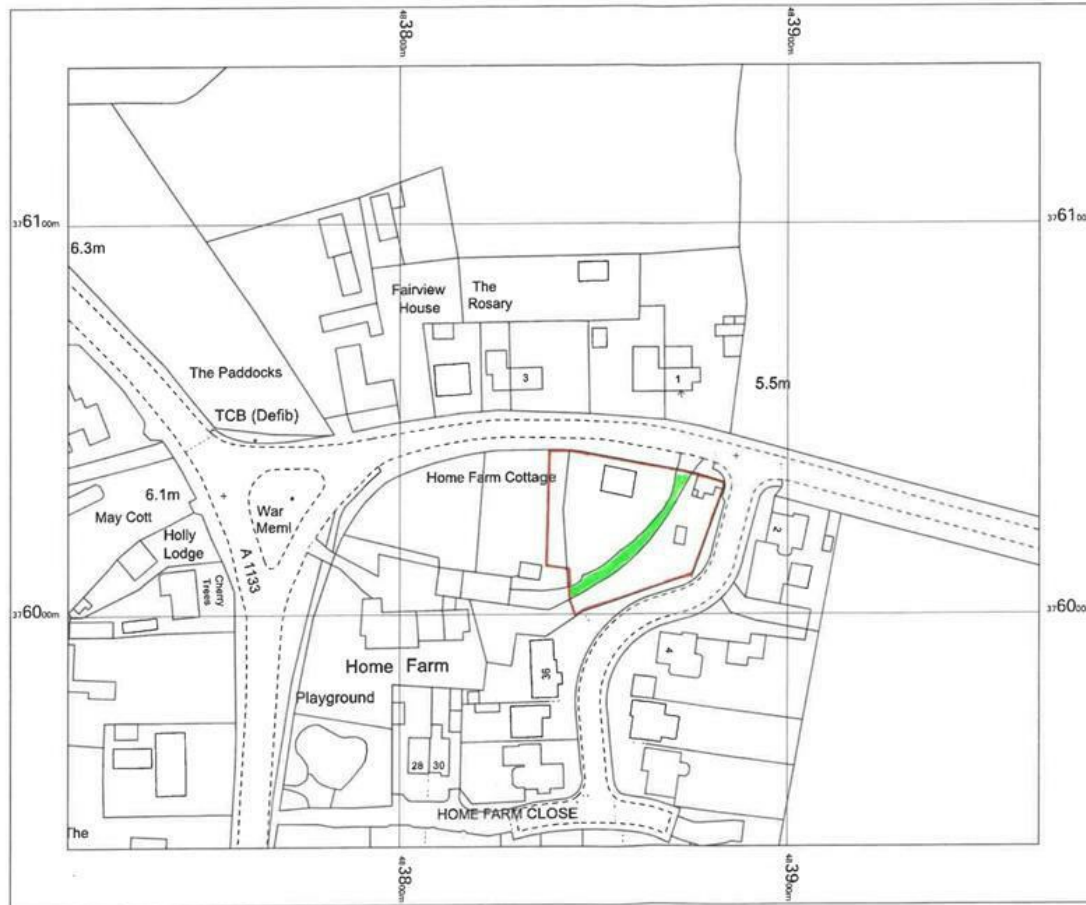
### Second Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

Home Farm Cottage, Kettlethorpe Road, LN1 2LB



Home Farm Cottage  
Kettlethorpe Road,  
Laughterton,  
Lincoln,  
LN1 2LB



OS MasterMap 1250/2500/10000  
scale  
Thursday, October 9, 2025, 10:43 AM  
#JW-01245143  
maps@johnnewright.com

1:1250 scale print at A4. Centre:  
483840 E, 376040 N


©Crown Copyright Ordnance  
Survey. Licence no. AC0000805567



**johnnewright**

maps@johnnewright.com  
tel: 0115 950 6633



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>61</b>
	<b>33</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers