



11 Laughton Way

Lincoln, LN2 2HZ



Book a Viewing!

£187,500

Situated on a generous plot within this popular residential location to the north of the historic Cathedral City of Lincoln, this well presented Three Bedroom Semi Detached House offers spacious and versatile living accommodation. The property briefly comprises an Entrance Hall, Lounge, Conservatory, fitted Kitchen/Diner, Side Lobby/Utility Room and ground floor Cloakroom/WC. To the First Floor there is a Landing leading to Three Bedrooms and a spacious four piece Family Bathroom. Outside, the property benefits from a large driveway providing ample off street parking, a part garage with adjoining workshop, and pleasant front and rear gardens. Viewing is highly recommended to fully appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

13' 5" x 12' 3" (4.11m x 3.75m) With double glazed French doors to the conservatory, gas fire set within a decorative fireplace, wall lights and radiator.

CONSERVATORY

9' 0" x 11' 8" (2.76m x 3.58m) With double glazed French doors to the rear garden, tiled flooring and radiator.

KITCHEN/DINER

18' 9" x 11' 5" (5.72m x 3.50m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, induction hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, spaces for fridge and slimline dishwasher, pantry cupboard with window and storage shelving, wall lights, radiator, double glazed window to the front aspect and double glazed French doors to the rear garden.

SIDE LOBBY/UTILITY

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks, laminate flooring, double glazed windows to the side and rear aspects and doors to the garden and garage.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled splashbacks and radiator.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and loft access point.

BEDROOM 1

11' 10" x 10' 8" (3.62m x 3.26m) With a range of fitted wardrobes, double glazed windows to the rear aspect and radiator.

BEDROOM 2

10' 8" x 10' 1" (3.27m x 3.08m) With fitted wardrobe, double glazed windows to the rear aspect and radiator.

BEDROOM 3

8' 10" x 8' 1" (2.71m x 2.48m) With fitted wardrobe, fitted desk, double glazed windows to the front aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and double glazed window to the side aspect.





OUTSIDE

The property sits on a generous plot with lawned front gardens and a large gravelled driveway providing off street parking for multiple vehicles and access to the garage. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, flowerbeds, shed and greenhouse.

PART GARAGE

8' 6" x 8' 9" (2.61m x 2.67m) With electric roller door to the front, light and power.

WORKSHOP

8' 10" x 8' 1" (2.70m x 2.48m) To the rear of the garage, with personnel door to the utility room, light and power.



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REFERRAL FEE INFORMATION - HOW EASY IS IT?
Solicitors & Estate Agents, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWJ, Walter and Calum Llyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clarewings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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.

NOTES

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 are given as a general guide and should be thoroughly checked.

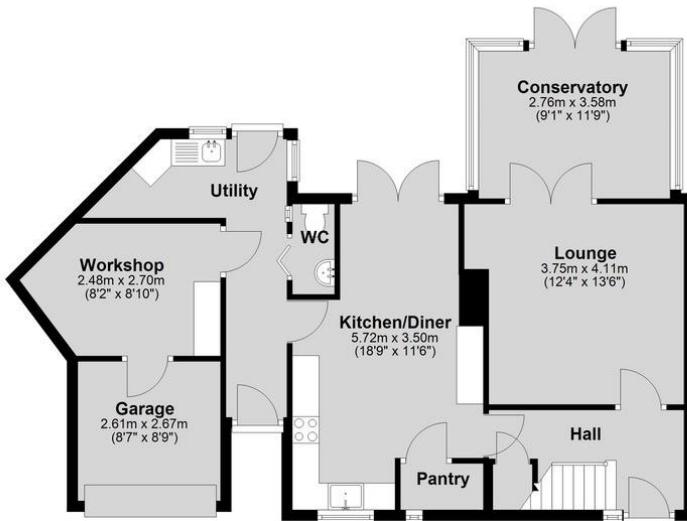
1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.

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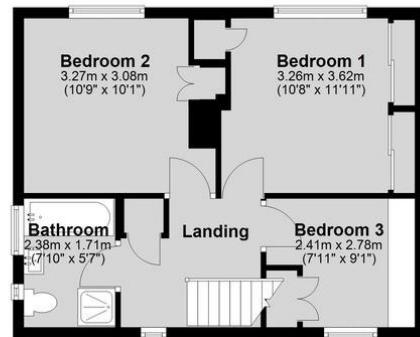
Ground Floor

Approx. 77.2 sq. metres (830.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.