



7 Laughton Way

Lincoln, LN2 2HZ



Book a Viewing!

£160,000

Two Bedroom Mid-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.



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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 – to follow.

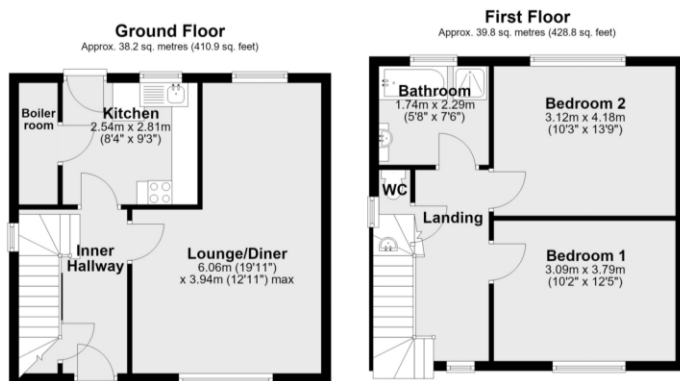
COUNCIL TAX BAND – A (Lincoln City Council).

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.



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

For Illustration Purposes Only
Plan produced using PlanUp.

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 HomeBuyer 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

- None of the services or equipment have been checked or tested.
- 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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