

HUNTERS®

HERE TO GET *you* THERE



Laughton Wood Corner

Laughton, DN21 3PY

£345,000



Council Tax: D



Brookfield Cottage Laughton Wood Corner

Laughton, DN21 3PY

£345,000



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Laminate flooring and underfloor heating, access to loft space with fixed ladder and doors in turn giving access to:

OPEN PLAN KITCHEN DINING LIVING SPACE

18'4" x 17'8" (5.61m x 5.40m)

uPVC double glazed door to the rear elevation giving access out to the enclosed rear garden and uPVC double glazed window to the rear elevation, newly fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and microwave, four ring ceramic hob with extractor over, dishwasher and automatic washing machine, cupboard housing the LPG fired central heating boiler, laminate flooring with underfloor heating and spotlight to ceiling.

MASTER BEDROOM

11'11" x 11'10" (3.65m x 3.63m)

Doorway from Entrance Hallway.

uPVC double glazed window to the front elevation and underfloor heating. Door giving access into:

EN SUITE SHOWER ROOM

6'3" x 4'5" (1.93m x 1.35m)

Suite comprising w.c, hand basin mounted in vanity unit and shower cubicle with mixer shower and inset spotlights to ceiling.

BEDROOM TWO

11'10" x 11'5" to its maximum dimensions (3.63m x 3.48m to its maximum dimensions)

Doorway from Entrance Hallway.

Double glazed window to the front elevation and under floor heating.

FAMILY BATHROOM

9'11" x 8'5" with recess into doorway (3.04m x 2.58m with recess into doorway)

Door from Entrance Hallway

uPVC double glazed window to the side elevation and suite comprising w.c, hand basin mounted in vanity unit, L shaped bath with shower over, tiled splashback, heated towel rail and spotlights to ceiling, underfloor heating.

BEDROOM THREE

9'8" x 8'11" (2.97m x 2.72m)

Door from Open Plan Kitchen Dining Living Space

uPVC double glazed window to the rear elevation and underfloor heating.

CONSERVATORY

23'2" x 6'0" to its maximum dimensions (7.07m x 1.84m to its maximum dimensions)

French doors opening from the Kitchen Living area, constructed on a low level brick wall with uPVC double glazed frame, French doors to the side elevation, underfloor heating and pedestrian door to the rear elevation.

EXTERNALLY

To the front is a gated gravel driveway allowing off road parking for multiple vehicles leading to the sectional single garage with light and power and up and over door, lawned front gardens which are

hedge lined, pond feature with access to the rear garden, greenhouse and shed, patio area and further lawned enclosed garden.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'D'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT



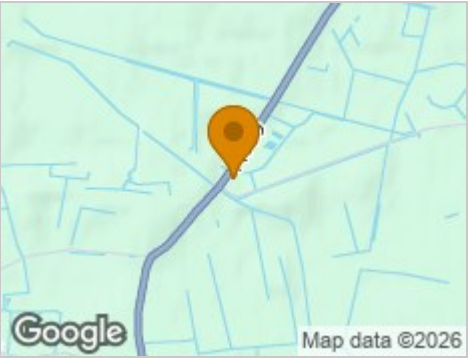
Road Map



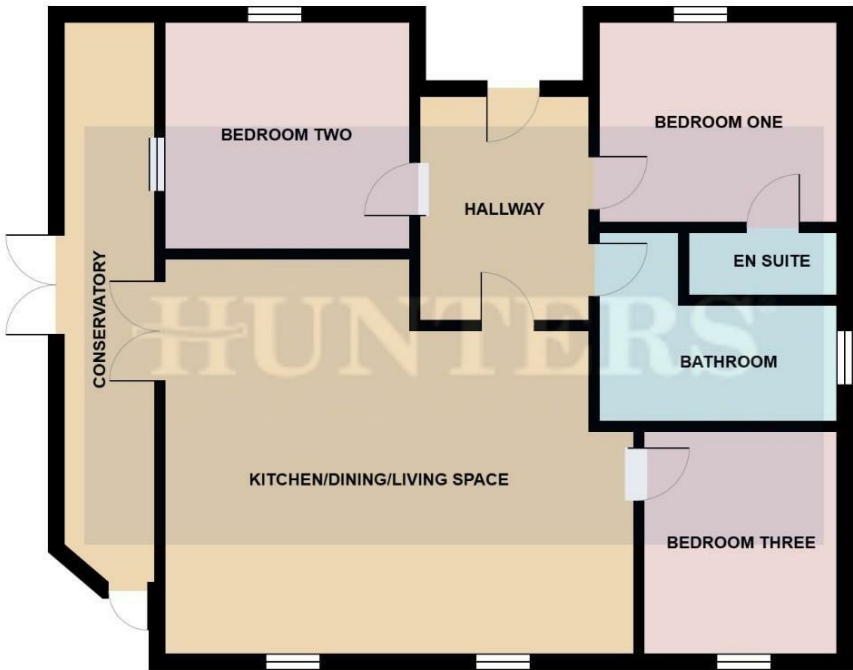
Hybrid Map



Terrain Map



Floor Plan

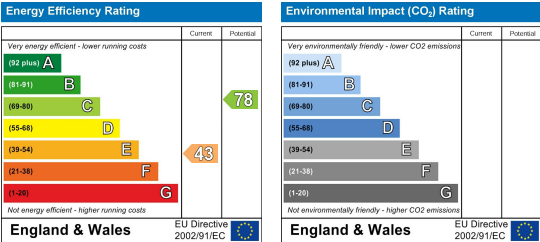


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Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.