



Laughton Way North, Lincoln



£190,000

- Semi Detached House
- Three Bedrooms
- Private Driveway
- Popular Location
- Modern Shower Room
- Enclosed Rear Garden
- Freehold
- EPC rating D



A well presented three bedroom semi detached house, pleasantly situated on the sought after Laughton Way North. The property has been significantly improved and renovated by the current owner, with recent upgrades including a stylish new bathroom and a new boiler.

The property is ideally positioned for a wide range of local amenities, many of which are within walking distance. These include local convenience stores and the Lincolnshire Co op on Woodhall Drive, public library, GP surgery, local pubs and takeaway facilities. Ermine Primary Academy and Lincoln Castle Academy located nearby. Regular bus services provide convenient access into Lincoln city centre, while the property is also well placed for access to the wider road network.

The accommodation on offer comprises Entrance Porch, Hallway, Lounge Diner and Kitchen to the ground floor. To the first floor there are Three Double Bedrooms and Shower Room. Externally the property offers a private driveway to the front and to the rear there is an enclosed lawned garden with patio and green house. The property further benefits from two outbuilding, Gas Central Heating and uPVC Double Glazing.

Entrance Porch

With the entrance door to the front aspect, and windows to the side aspects.



Hallway

With a window to the side aspect and stairs rising to the first floor.

Living Room

20'0" x 12'10" (6.1m x 3.9m)

With a window to the front aspect and patio doors to the rear aspect leading to the rear garden.

Kitchen

11'10" x 9'0" (3.6m x 2.7m)

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood, integrated fridge freezer, sink with drainer unit, dishwasher and washing machine.

Landing

With a window to the side aspect.

Bedroom One

12'6" x 10'11" (3.8m x 3.3m)

With a window to the front aspect and radiator.

Bedroom Two

12'9" x 7'1" (3.9m x 2.2m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

9'7" x 7'11" (2.9m x 2.4m)

With a window to the side aspect.

Shower Room

6'1" x 4'10" (1.9m x 1.5m)

Fitted with low level wc, wash hand basin and shower.

Outbuildings

Two out buildings providing storage.



Outside

To the front of the property is a lawned garden and driveway.
To the rear of the property is an enclosed garden and patio.

Agents Note

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Floorplan

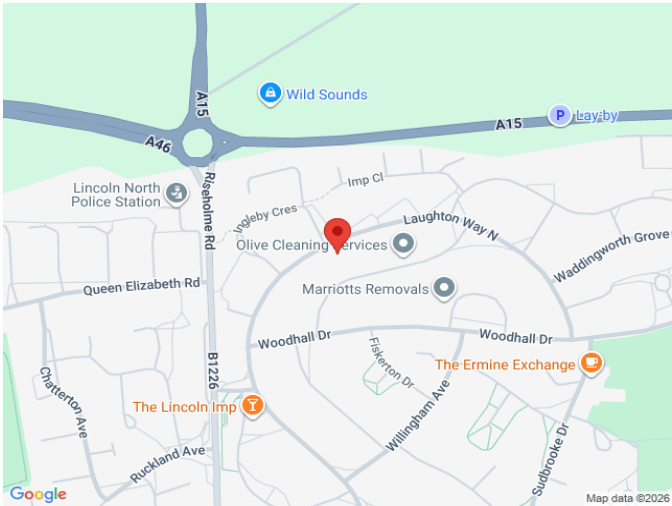


FLOOR PLAN

TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		