



- Two Double Bedrooms
- Driveway Parking To Front
- Lots Of Potential
- Rear Garden

- End Terrace
- In Need Of Modernisation
- Prime City Location
- Sold With No Onward Chain!

Laughton Way, Lincoln, LN2 2ES
£130,000





Starkey&Brown is delighted to present this two-bedroom end-terrace property positioned on Laughton Way. The property requires full renovation throughout, an excellent opportunity for investors or first-time buyers. Accommodation comprises an entrance hall leading to a generous living room area with French doors opening onto the rear garden, alongside a kitchen and a lobby. Rising to the first floor, there are two double bedrooms, a separate WC, and a bathroom. Externally, the property has a driveway providing off-street parking. To the rear of the property, there is a generous enclosed garden offering excellent potential for landscaping, and two outbuildings with potential to convert. Further benefits include gas central heating and uPVC double-glazing throughout. Laughton Way is located near to nearby amenities including shops, schools, and a regular bus service to Lincoln city centre. Council tax band: A. Freehold.



uPVC composite door leading into:

Entrance Hall

Carpeted, a uPVC double-glazed window to the side aspect, a staircase to the first floor, and an understairs storage cupboard. Access to:

Living Room

19' 11" x 10' 11" (6.07m x 3.32m)

A radiator, French doors leading to the rear, a coved ceiling, carpeted, and a gas fireplace.

Kitchen

17' 5" x 7' 6" (5.30m x 2.28m)

Having a range of base and wall units with countertops, a ceramic sink with mixer tap, a freestanding gas oven, space and plumbing for appliances, a uPVC double-glazed window to the rear aspect, partially tiled walls, an understairs storage cupboard, and access leading to:

Lobby

Having uPVC doors to the front and rear aspects. Access to the outbuildings.

Outbuilding 1

7' 0" x 5' 1" (2.13m x 1.55m)

Having a uPVC window to the rear.

Outbuilding 2

5' 1" x 2' 10" (1.55m x 0.86m)

First Floor Landing

Having a uPVC double-glazed window to the side aspect, carpeted, and loft access.

Bedroom 1

14' 1" x 8' 10" (4.29m x 2.69m)

Having a uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, a radiator, and an overstairs storage cupboard.

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.87m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, an airing cupboard housing the boiler, and a radiator.

Bathroom

6' 1" x 4' 10" min (1.85m x 1.47m)

Having a panelled bath, a wash hand basin with an understorage unit, a frosted double-glazed window to the rear, partially tiled walls, and a coved ceiling.

Separate WC

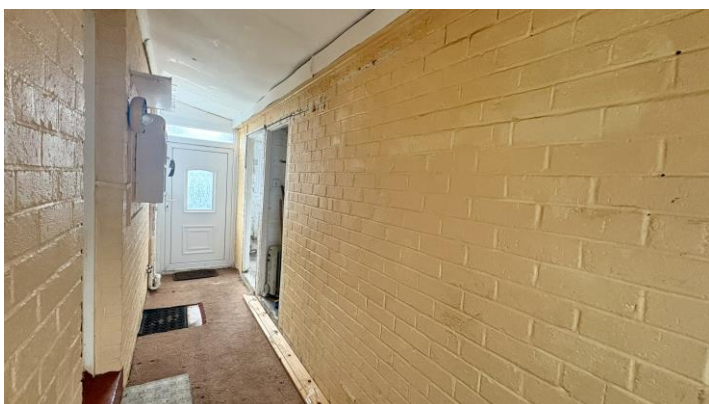
Low-level WC, a frosted window to the rear aspect, and laminate flooring.

Outside Rear

Spilt garden being mostly laid to lawn with mature shrubs and hedges, outside tap, and a fully fenced surround.

Outside Front

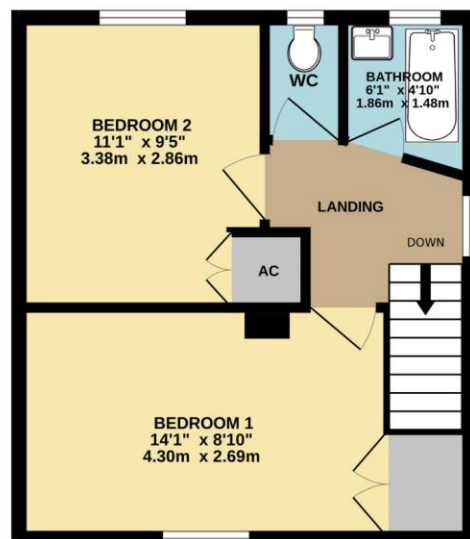
Concrete-laid driveway, hedged borders with a variety of plants.





GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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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