



NO.1 MORTON ROAD, LAUGHTON, GAINSBOROUGH, DN21 3PS
GUIDE PRICE £225,000.00

No. 1, Morton Road, Laughton, Gainsborough, Lincolnshire, DN21 3PS

Introduction

DDM Agriculture are proud to present to the market this three-bedroom, semi-detached home. Set in the charming Lincolnshire village of Laughton, this well-presented property, with a generous garden, is not to be missed.

Location

No.1 Morton Road is a 3-bedroom semi-detached home, within the rural village of Laughton, in the West Lindsey district of Lincolnshire. Offered for sale with NO FORWARD CHAIN, the Property benefits from close proximity to the village pub, pre-school and the A159, providing a connection to the town of Gainsborough, which lies approximately 6.5 miles to the south-west and the town of Scunthorpe, which sits approximately 10 miles to the north-east.

Description

No.1 Morton Road is constructed of red brick with pebble dash cladding, under a clay pantile roof and UPVC double glazing throughout. The accommodation comprises; a downstairs bathroom, kitchen with pantry, living room and three double bedrooms.

Downstairs Bathroom: 1.50m x 3.20m - with panelled bath and electric shower above, low-flush W.C., pedestal sink, cupboard housing boiler and a towel radiator.

Kitchen: 2.42m x 3.36m - with wall and floor units, stainless steel sink and drainer, electric cooker and hob.

Pantry: 1.80m x 2.40m - with fitted shelving.

Living Room: 5.32m x 3.94m - with open fireplace in brick surround.

Bedroom 1: 2.44m x 3.38m - double bedroom.

Bedroom 2: 3.98m x 3.09m - double bedroom.

Bedroom 3: 2.16m x 2.94m - single bedroom.

Outside

The Property boasts a large garden, laid to grass, with an outhouse and a patio area. The garden is enclosed with fencing and hedging.



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Services

The Property benefits from an oil-fired central heating system, mains water, mains sewerage and electricity is supplied to both the house and the outbuilding.

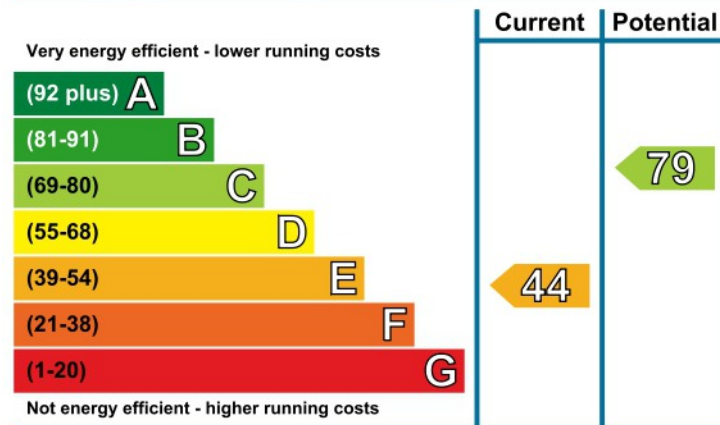
Outgoings

West Lindsey District Council Tax Band: 'A' Council Tax Payable 2025/2026: £1,504.43.

EPC Certificate

The EPC rating is Band 'E'.

Energy Efficiency Rating



Tenure & Possession

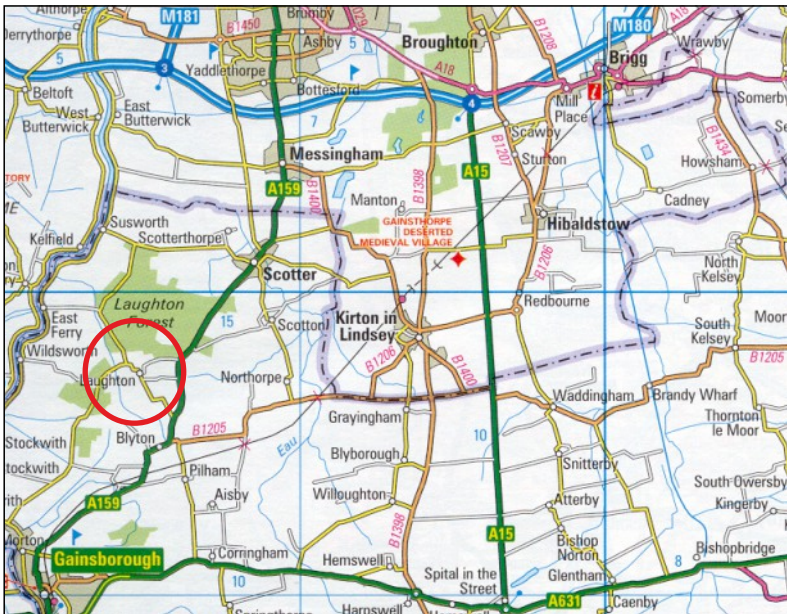
The land is for sale freehold with vacant possession.

Viewing

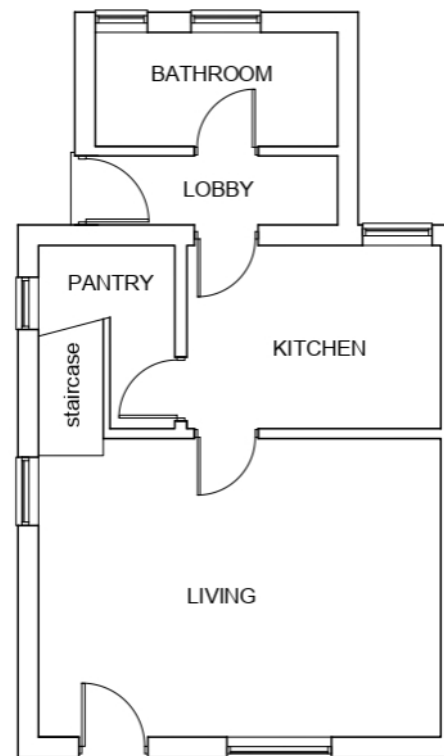
The viewing is strictly by prior appointment with the Selling Agents on (01652) 653669.

Enquiries

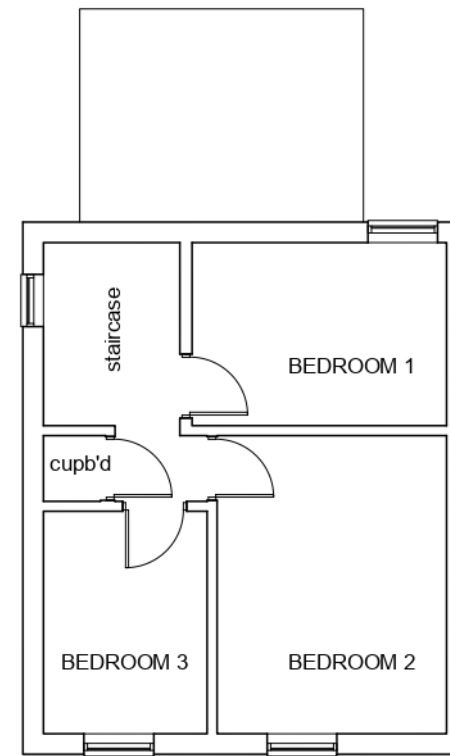
Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Important Notice

- DDM Agriculture and Robin Jessop for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
 - (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
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Selling Agents

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