



## 4 Laughton Way

Lincoln, LN2 2JE

**£147,500**

This is a three bedroomed, well presented, mid terraced house located to the North of Lincoln and opposite the Sudbrooke Drive play area. The property has internal accommodation to comprise of Hallway, Lounge, modern fitted Dining Kitchen and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside to the front there is off road parking for numerous vehicles and to the rear there is a paved seating area, lawned garden, shed and Summer House.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out Lincoln on Nettleham Road, turn left on to Cabourne Avenue and then turn right on to Laughton Way. Proceed along Laughton Way and the property is on the right hand side, adjacent to the Sudbrooke Drive play area.

**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 Bishop Grosseteste College.



#### HALLWAY

With uPVC window and door to the front aspect, stairs to the First Floor Landing, under stairs storage cupboard, radiator and doors to the Lounge and Kitchen Diner.

#### LOUNGE

19' 11" x 10' 11" (6.08m x 3.34m) With uPVC windows to the front and rear aspects, radiator, gas fire with tiled hearth and surround and fitted television display unit.

#### DINING KITCHEN

#### DINING AREA

7' 10" x 12' 2" (2.40m x 3.72m) With uPVC window and door to the rear aspect, window seat, full height storage cupboards, space for a fridge, wooden flooring and leading into the Kitchen Area.

#### KITCHEN AREA

11' 10" x 5' 10" (3.62m x 1.79m) With uPVC window to the front aspect, wooden flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over and space for an automatic washing machine.

#### FIRST FLOOR LANDING

With access to roof void and doors to three Bedrooms, Family Bathroom and double storage cupboard.

#### BEDROOM 1

9' 11" x 14' 3" (3.04m x 4.35m) With uPVC window to the front aspect and radiator.

#### BEDROOM 2

9' 8" x 9' 9" (2.97m x 2.98m) With uPVC window to the rear aspect, radiator and airing cupboard housing the gas fired central heating boiler.

#### BEDROOM 3

10' 9" x 9' 1" (max) (3.28m x 2.78m (max)) With uPVC window to the front aspect and radiator.

#### FAMILY BATHROOM

8' 10" x 5' 0" (2.71m x 1.53m) With two uPVC windows to the rear aspect, tiled floor, tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and chrome towel radiator.







## OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for numerous vehicles. To the rear of the property there is a paved seating area, lawned garden, decorative gravelled beds, Summer House and shed.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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

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

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## FLOORPLAN TO FOLLOW

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