

FOR SALE



Laughton Road, Thurcroft
Guide Price £140,000


MARTIN & CO



Laughton Road, Thurcroft

3 Bedrooms, 1 Bathroom

Guide Price £140,000

- Semi detached
- Three bedrooms
- Dining kitchen
- Downstairs wc
- Off road parking

GUIDE PRICE £140,000 - £150,000. Welcome to Laughton Road, a charming three-bedroom semi-detached family home that presents an exciting opportunity for the new owner to infuse their unique style. This property is a gem, conveniently located in the sought-after area of Thurcroft, offering easy access to local amenities and excellent public transport links.

As you step inside, you'll find yourself in the inviting entrance hall, complete with a staircase leading to the first floor landing. The lounge boasts a lovely bow window that fills the room with natural light, creating a warm and welcoming atmosphere. The dining kitchen is a functional space with a range of fitted wall and base units in a tasteful oak finish, providing plenty of storage and preparation space.

For your convenience, there's a cloakroom on the ground floor featuring a two-piece suite. Upstairs, the first-floor landing leads to three generously sized bedrooms, each with its own unique potential for customization. The family bathroom on this level offers a three-piece suite, ensuring practicality for daily living.

Outside, the property has a front lawn garden with



well-maintained borders, enhancing its curb appeal. You'll also benefit from off-road parking, a valuable feature. The rear of the property offers a lawn garden, providing a private outdoor space for relaxation and family activities.

Don't miss this fantastic opportunity to make Laughton Road your own and transform it into the perfect family haven. With no chain involved, seize the chance to create your dream home in this prime location. Contact us today to arrange a viewing and take the first step towards making this property yours.

ENTRANCE HALL With stairs rising to the first floor landing and front facing entrance door.

LOUNGE With coving to the ceiling and laminate flooring. There is an electric fire and front facing bow window.

DINING KITCHEN With a range of fitted wall and base

units in oak. Base units re set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge, freezer, gas cooker point, tiled splash backs, tiled floor, pantry, cupboard housing the central heating boiler and rear facing window.

CLOAKROOM With a two piece suite comprising of a low flush w.c, wash hand basin, tiled splash backs, floor and window.

LANDING

BEDROOM ONE With laminate floor and front facing window.

BEDROOM TWO With a rear facing window.

BEDROOM THREE With a front facing window.

BATHROOM With a three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and rear facing window.

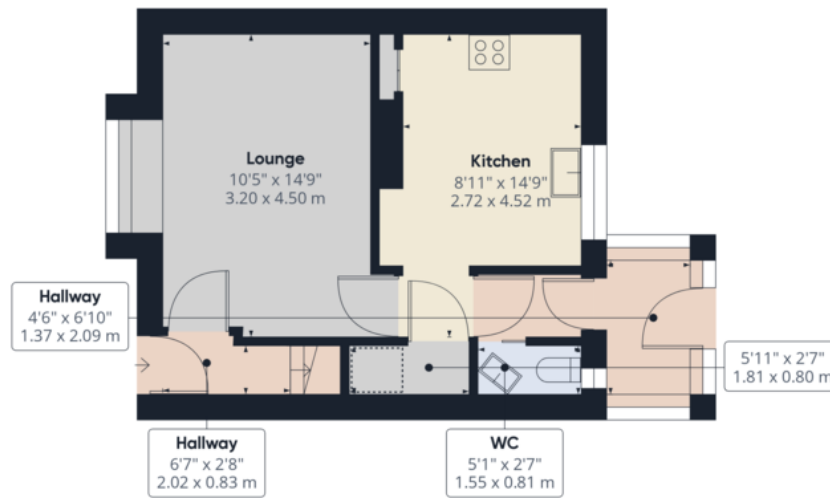


OUTSIDE To the front is a lawn garden with borders and driveway. To the rear is a lawn garden, borders, shed and greenhouse.



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Ground Floor



Approximate total area^m
735.89 ft²
68.37 m²

Reduced headroom
6.31 ft²
0.59 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

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