



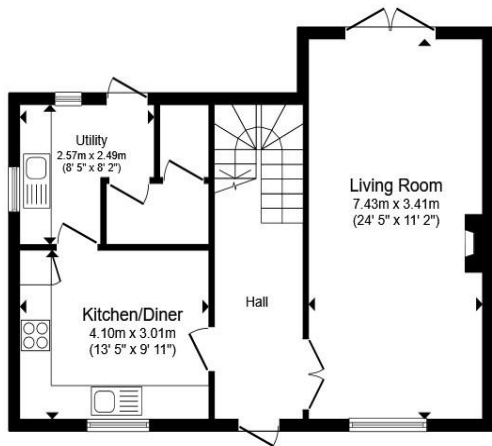
Laughton Drive
Stamford PE9 2JW



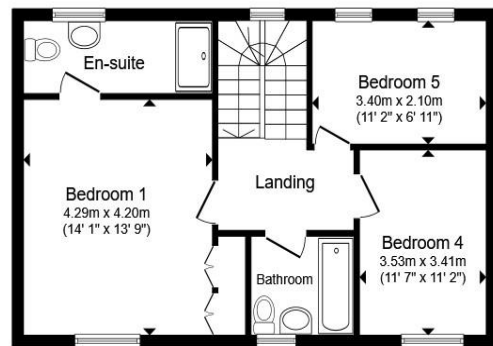
Welcome to
Laughton Drive

This spacious detached family home is situated in this ever-popular development with excellent access to good local schooling, amenities and with the town centre & A1 within easy reach. The property is set over three floors and offers generous and versatile accommodation.

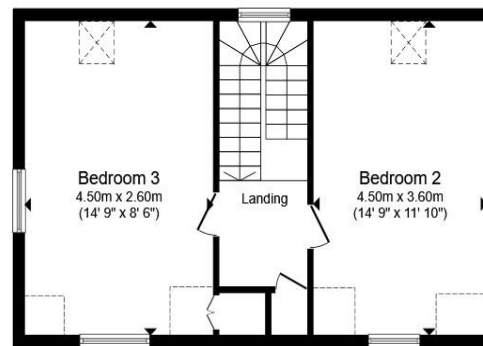




Ground Floor



First Floor



Second Floor

Total floor area 152.5 sq.m. (1,641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Laughton Drive

- Immaculately Presented Detached Family Home
- Popular Development Close To Local Schooling & Amenities
- Five Bedrooms
- Principal Bedroom with En-Suite
- Utility Room & Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£500,000

The property is immaculately presented throughout and offers accommodation briefly comprising: Entrance hall with double doors leading to the lounge dining room with wood burning stove and French doors out to the rear garden. The kitchen breakfast room is fitted with a range of units and built-in appliances including an oven and hob, dishwasher and fridge freezer and leads through to the utility room with space for a washing machine and tumble dryer and door out to the garden and gives access to the cloakroom.

On the first floor is the principal bedroom with built-in wardrobes and en-suite shower room, bedrooms four and five and the family bathroom with a shower over the bath.

On the top floor there are two further double bedrooms.

Outside to the rear of the property is the driveway providing off road parking and leading to the garage. The garden is low maintenance with planters and a decked seating area.

Viewing is highly recommended to fully appreciate this lovely family home.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Ref:

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