



19 School Road | Laughton-en-le-Morthen | S25 1YP

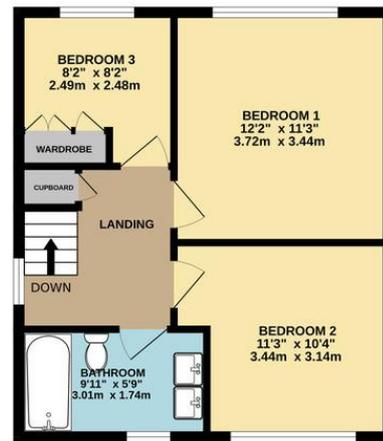
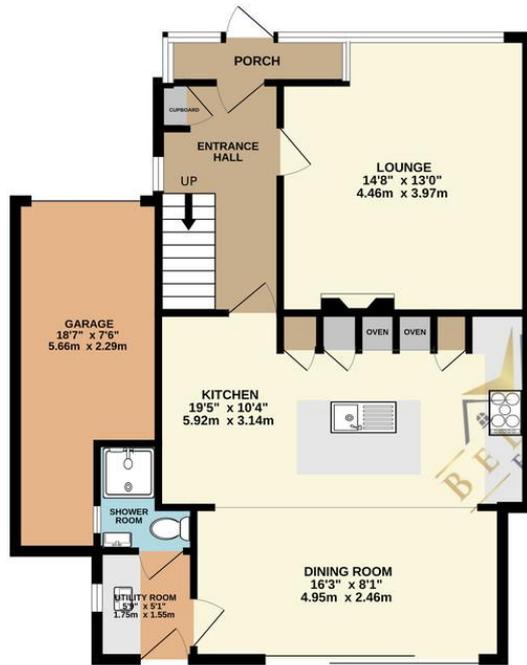
Guide Price £280,000 to £290,000

Bell & Co Estates are delighted to present this beautifully maintained and substantially improved three-bedroom semi-detached home, positioned in a sought-after residential area and offered with no onward chain. This stunning home has been thoughtfully modernised throughout, offering stylish living with high-quality finishes and excellent future potential, including planning permission already granted for a two-storey extension. Upon entering the property, you are welcomed into a bright and well-presented living space. To the rear of the home is a beautifully extended kitchen and dining area, completed just this year. The ground floor also offers the convenience of a recently installed downstairs shower room, completed just six months ago and fitted with a dual fuel radiator. Upstairs, the property offers three well-proportioned bedrooms, all of which benefit from fitted wardrobes, along with air conditioning to the first floor. The family bathroom is finished to a high specification and includes a double sink vanity unit, bath with hand shower attachment, and a dual fuel radiator. Further benefits include a two-year-old boiler, a full rewire, and a partially boarded loft with fitted shelving, providing excellent additional storage. To the front there is off-road parking, along with a useful bin store. The garage features a roller door, lighting and electricity, with convenient rear access through the garage to the garden. This fantastic home combines modern upgrades, practical living space, making it a perfect choice for families looking for a property they can grow into.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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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