



**1 Aspen Close, Laughterton,
Lincoln, LN1 2LQ**



Book a Viewing!

£350,000

Situated in the popular village of Laughterton, this spacious Detached Family Home offers generous and versatile accommodation, having been extended to both the side and rear. The property presents excellent potential to create a superb long term family home. The accommodation briefly comprises of Entrance Hall, spacious Lounge, Study, Dining Room, Snug, Kitchen Diner, Utility Room and ground floor Shower Room. To the first floor are three well proportioned Bedrooms and a modern Family Bathroom. Occupying a prominent corner plot, the property benefits from a generous lawned frontage, detached Double Garage and a block paved driveway. The fully enclosed rear garden is well established and enjoys a good degree of privacy. A fantastic opportunity to acquire a spacious family home in a desirable rural setting. Viewing is highly recommended.





LOCATION

Surrounded by attractive open countryside, the village enjoys a peaceful setting whilst remaining conveniently placed for access to Lincoln, Gainsborough and Newark, with excellent road connections via the nearby A57 and A1133. Laughterton has a traditional village character, with properties arranged along its historic main street, together with a local public house. The surrounding area provides plenty of opportunities for countryside walks and outdoor pursuits, with Millfield Golf Course located on the outskirts of the village. Further day-to-day amenities, including shops, schooling and healthcare facilities, can be found in the neighbouring villages of Newton-on-Trent, Torksey, Fenton and Saxilby, making Laughterton an appealing choice for those seeking a tranquil rural lifestyle within easy reach of larger centres.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor and two radiators.

LOUNGE

20' 2" x 15' 0" (6.15m x 4.58m) With double glazed windows to the front and side aspects, sliding patio doors to the rear garden, decorative fireplace and radiator.



STUDY

9' 2" x 9' 2" (2.81m x 2.81m) With double glazed window to the side aspect and radiator.

DINING ROOM

12' 11" x 10' 9" (3.94m x 3.28m) With double glazed window to the side aspect and radiator.

SNUG

11' 3" x 9' 2" (3.44m x 2.80m) With double glazed window to the rear aspect, airing cupboard and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.



KITCHEN/DINER

19' 6" x 11' 5" (5.95m x 3.48m) Fitted with a range of wall and base units with work surfaces over, stainless steel twin bowl sink with side drainer and mixer tap over, eye level electric oven and microwave, electric hob, space for fridge freezer, breakfast bar, tiled flooring and splashbacks, double glazed windows to the side and rear aspects and French doors to the garden.

UTILITY ROOM

8' 6" x 6' 6" (2.60m x 2.00m) With stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled flooring, double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.

BEDROOM 1

17' 3" x 13' 6" (5.26m x 4.14m) With two double glazed windows to the front aspect, storage cupboard and radiator.

BEDROOM 2

11' 0" x 8' 5" (3.37m x 2.58m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

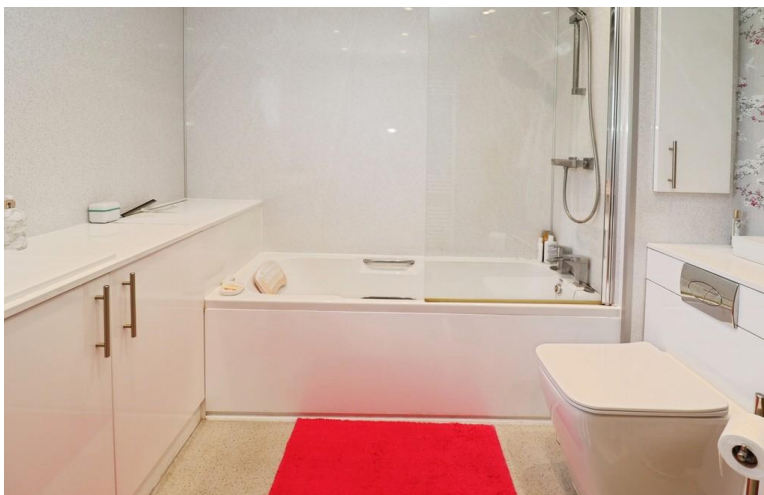
BEDROOM 3

9' 2" x 8' 3" (2.81m x 2.53m) With double glazed window to the side aspect and radiator.



FAMILY BATHROOM

Refitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, towel radiator, storage cupboard, spotlights and double glazed window to the side aspect.



OUTSIDE

The property sits on a generous corner plot of approximately 0.19 acres (STS). To the front there is a lawned garden with mature shrubs. There is a block paved driveway providing parking for multiple vehicles and access to the double garage. The detached double garage has an up-and-over door to the front, light and power. The enclosed rear garden is laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds, garden shed and greenhouse.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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

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

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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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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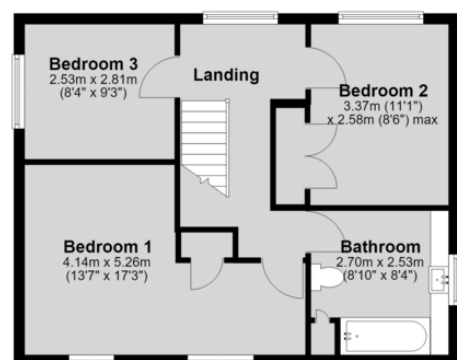
Ground Floor

Approx. 106.5 sq. metres (1146.0 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 155.1 sq. metres (1669.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

