



LINCOLN RALPH



Laughton Road, S66

QUALITY AND CONVENIENCE! OUTSTANDING STANDARDS THROUGHOUT! READY TO MOVE INTO! NOT TO BE MISSED!

This modern three bedroom semi detached property offers high standards within and is just ready to move into! The home is perfectly placed to access a range of local conveniences and would suit the commuter due to it offering great access to the M18/m1 motorway network. The accommodation briefly comprises an entrance hallway, ground floor WC, well presented lounge and a fitted dining kitchen. To the first floor is a landing, master bedroom with en-suite shower room and two further bedrooms and a family bathroom. Outside off road parking is provided by a driveway and there are landscaped gardens to the rear. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the WC and the lounge.

WC Fitted with a white low flush and a wash hand basin. There is a front facing UPVC double glazed window and a radiator.

Lounge 4.33 x 3.73. A well presented room with a front facing UPVC double glazed window and a radiator. There is a useful understairs storage cupboard and a door opens to the kitchen.

Kitchen Diner 4.66 x 2.66. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is a four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine, dishwasher and space for a fridge freezer. Having a rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator.

Landing Having loft access and storage cupboard. Door open to the bedrooms and bathroom.

Master Bedroom 3.71 x 2.84. (The first measurement is the maximum measurement) Front facing UPVC double glazed window, storage cupboard and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, side facing UPVC double glazed window and a radiator.

Bedroom 2 2.79 x 2.29. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.31 x 1.79. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 1.80 x 1.80. Fitted with a white suite comprising a panelled bath, wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, side facing UPVC double glazed window, extractor fan and a radiator.

Outside A driveway with a slate chip border provides off road parking. A pathway with gated access leads to the well appointed landscaped garden that enjoys a flagged patio and enclosed lawn.

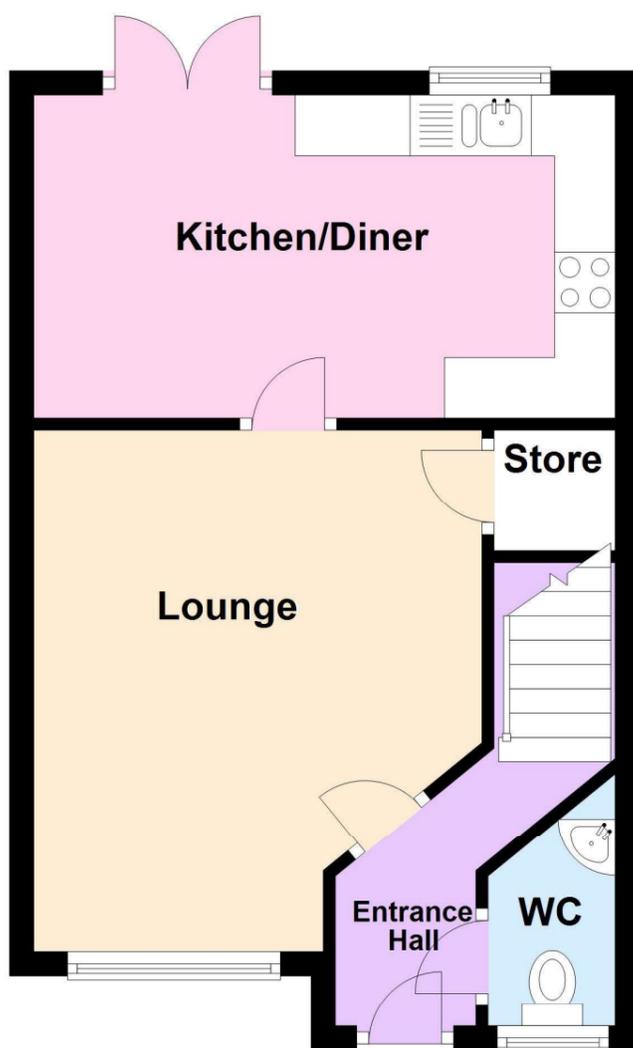


- Modern three bedroom semi detached
- Boasting high standards within
- Master bedroom with en-suite
- Off road parking
- Landscaped rear garden
- Conveniently placed for local amenities
- Ideally located to access M18/M1
- Viewing is highly recommended!

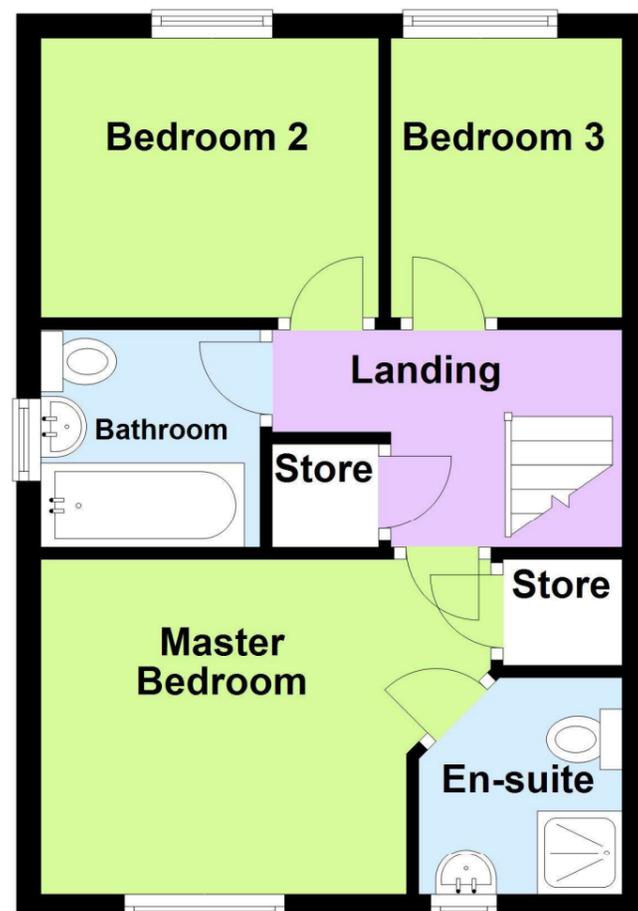
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



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