

## East View Farm, Main Street, Laughterton, Lincs, LN1 2JZ



A rare opportunity to acquire a modern two bedroom Detached bungalow now requiring a scheme updating and improvement to individual requirements with useful outbuildings and set within pleasant village. The property has the benefit of its own adjoining paddock, making it ideal for those with equestrian or livestock interests with garden and grounds extending in total to approximately 2.70Ha (6.67 Acres) The accommodation comprises Reception hall, two reception rooms, breakfast kitchen, utility, two bedrooms with Jack & Jill suite, garage, outbuildings, gardens, parking and paddock The property offers classic country living but is within convenient travelling distance of the areas major towns and cities

Lincoln 11.9 miles, Gainsborough 9.5 miles, Scunthorpe 26.9 miles, Newark 15.6 miles, Nottingham 37.7 miles

(All mileages are approximate)

Groveleigh  
London Road  
Retford  
Nottinghamshire  
DN22 7JF

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Guide Price £350,000





## LOCATION

Laughterton is a pleasant semi rural Trentside village. Local shops and amenities are located at nearby Saxilby and the village is conveniently situated within easy commuting distance of the historic cathedral city of Lincoln and Gainsborough providing a further excellent range of shops and facilities. Local train stations are located at Gainsborough and Lincoln. Newark train station is within convenient travelling distance providing a direct main line service to London King's Cross (Approx 90mins). Nottingham East Midlands airport and Doncaster Robin Hood airport are within travelling distance.

## DIRECTIONS

On crossing the River Trent at Dunham Bridge on the A57 ,continue into Newton on Trent and turn left at the crossroads , as signposted to Gainsborough on the A11335, Follow the road into Laughterton and onto Main St, Passing the Friendship Inn on the right, where the property will be found located on the left, Identified by our sale board.

## ACCOMODATION

Front entrance door

Reception Hall.

Cloakroom- Radiator, low flush WC, vanity wash basin

Lounge 4.35m x 4.40m – Full width stone style fireplace, two radiators,

Snug 3.46m x 2.87m- radiator, double glazed patio doors open into;-

Timber Conservatory 6.61m x 2.41m

Kitchen 3.94m x 3.97m – Light oak style kitchen units with single drainer sink unit, cupboards and drawers below, leaded china display cabinet, radiator

Door to:

Utility 3.70m x 2.21m- Light oak edged kitchen units with worktops, single drainer sink unit with cupboards below, four ring ceramic hob, Hotpoint electric oven with cupboards above and below, larder cupboard,radiator,Valliant LPG boiler, side door with porch.

Inner Hall- Louvered door cupboards, built in airing cupboard with lagged tank, access to roof

Bedroom 1 (Rear)) 4.19m x 4.17m –Radiator. Door to:

Jack and Jill Bathroom 3.00m x 2.93m- Panelled bath, low flush WC, pedestal wash basin, separate shower area, and radiator.

Door to:

Bedroom 2 (Front) 3.57m x 3.55 – Radiator, Upvc double glazed window

## THE GARDENS AND GROUNDS

The property has an overgrown driveway serving attached single Garage with up and over door. Range of brick and pan tiled outbuildings. Two ranges of dilapidated, overgrown block built agricultural buildings. Metal framed open barn 18.9m x 16.41m an overgrown former grass side track leads to grass paddock to rear extending to approx 5.87acres.

Gross internal floor area approx 102.66m<sup>2</sup> (1104 ft<sup>2</sup>)





EPC Rating E Certificate available

**General Remarks**

**Tenure**

The property is understood to be freehold

**Services**

Mains, water, electricity, are understood to be installed. LPG fired central heating system via a Valliant boiler. Drainage is believed to be to a septic tank but this has not been confirmed. Services have not been checked or tested and purchasers should make their own enquiries.

**Method of Sale**

The property is to be sold by way of informal tender with a guide price of £350,000. Tenders in writing to be received by 12 noon Friday 29th April 2019 (Unless sold previously). Tender documents and information are available from the agents office.

**Plans, Areas & Schedules**

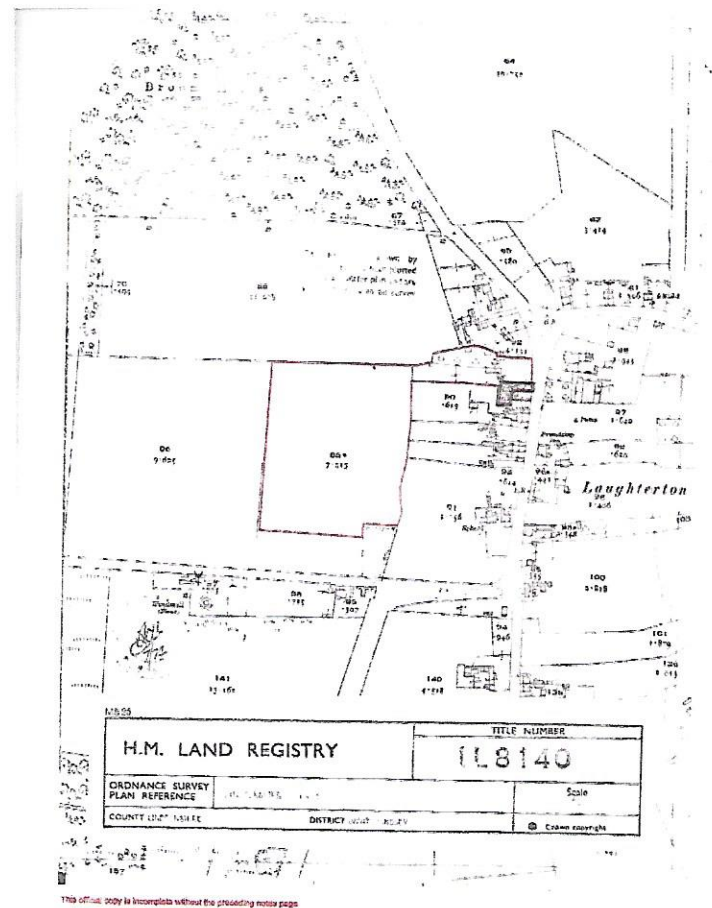
These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

**Easements and Rights of Way**

The land is sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

**Special Notice**

The property will be subject to a claw back provision in respect of future residential development of 25% for a period of 30 years.



**Purchasing This Property**

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.