



31 Morton Road, Laughton, Lincolnshire. DN21 3PS

- A HIGH QUALITY EXECUTIVE DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL PRIVATE GARDENS WITH A WESTERLY REAR ASPECT
- 4 RECEPTION ROOMS
- LUXURY FITTED KITCHEN & BATHROOM
- 6 DOUBLE BEDROOMS WITH 2 EN-SUITE SHOWER ROOMS
- LARGE FRONT DRIVEWAY & INTEGRAL GARAGE
- APPROACHING 3700 SQ FT
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** APPROACHING 3700 SQUARE FOOT **** A most impressive detached family home offering deceptively spacious accommodation that provides excellent flexibility being arranged over 2 floors and having been carefully updated to an extremely high standard throughout. The accommodation comprises, central reception hallway, cloakroom, fine front living room with a feature recessed 'inglenook' fireplace housing a multi-fuel stove, study and play room, luxury open plan living/dining kitchen with contemporary kitchen furniture benefitting from integral appliances and a matching utility room. The first floor benefits from two points of access with a large central galleried landing that leads to 6 excellent double bedrooms with the main two both having walk-in wardrobes and stylish en-suite shower rooms all complete with a main family bathroom. The front allows extensive parking for a number of vehicles along with direct access to an integral garage. Access to the side leads to a private, westerly facing, fully enclosed garden that is principally lawned with adjoining borders, raised vegetable beds and a substantial flagged seating area. Finished with full uPvc double glazing and an oil fired central heating system. Viewing of this superb home comes with the agents highest of recommendations. View via our Gainsborough office.



ROOM DESCRIPTIONS

IMPRESSIVE RECEPTION HALLWAY

5.73m x 4.21m (18' 10" x 13' 10"). With front wood grain effect composite entrance door with patterned glazing, uPVC double glazed window, exposed floorboards, dado railing, wall to ceiling coving, staircase allowing access to the first floor accommodation with open spell balustrading with matching twin newel post with understairs storage, fitted cloaks cupboard and part exposed brickwork.

STYLISH CLOAKROOM

1.48m x 1.82m (4' 10" x 6' 0"). Has front uPVC double glazed window with inset patterned glazing, a quality suite in white comprising a close couple low flush WC, circular wash hand basin set within a wooden stylish top with wall mounted gold effect mixer tap and tiled flooring with matching tiling to walls enjoying chrome edging.

LUXURY LIVING ROOM

6.87m x 5.22m (22' 6" x 14' 6"). Enjoying surrounding uPVC double glazed windows, feature herringbone oak flooring, wall to ceiling coving, large recess Inglenook brick fireplace with slate hearth and a central multi fuel cast iron stove with large beamed mantel.

STUDY

2.47m x 4.18m (8' 1" x 13' 9"). With a front uPVC double glazed window and wall to ceiling coving.

PLAYROOM

2.97m x 3.57m (9' 9" x 11' 9"). With a rear uPVC double glazed window, wall to ceiling coving, inset ceiling spotlights, under the stairs storage cupboard leads through to the utility and personal door through to the garage.

HIGH QUALITY LIVING COME DINING KITCHEN

8.96m x 5.22m (29' 5" x 17' 2"). Having a dual aspect with rear and side uPVC double glazed windows and matching rear French doors allowing access to the garden. The kitchen enjoys a bespoke designed matt finished handleless furniture with a copper inlay and a feature solid stone top with wooden style splash backs, a broad Blanco sink unit with drainer to the side, built-in Neff ceramic hob with ceiling mounted extractor, eye level double oven, ceramic tiled flooring, integral appliances, Victorian style fireplace, open arch access through to a rear study area that has further side uPVC double glazed window and doors through;

UTILITY ROOM

1.53m x 3.57m (5' 0" x 11' 9"). Having a rear composite wood grain effect stable style door allowing access to the door, continuation of tiled flooring from the kitchen and matching utility furniture with a wooden style worktop with matching uprising that incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for an automatic washing machine



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Gainsborough
 Marshalls Yard, Gainsborough, DN21 2NA
 01427 339200
 Gainsborough@paul-fox.com