



## Broom Hills

Laughterton, Lincoln

Asking Price £315,000



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## Laughterton, Lincoln

Beautifully Presented THREE DOUBLE BEDROOM Semi Detached Cottage Dating Back to 1892

### Property Overview

- Sympathetically Modernised to Retain Several Original Features
- Extensive Recent Works to Include a Two Storey Extension, Brand New Radiators to the Ground Floor, Several New Kitchen Appliances & Worktops, & New Guttering
- Private Driveway Accommodating Three Vehicles



We are delighted to welcome this beautifully presented THREE DOUBLE BEDROOM semi detached cottage to the market, dating back to 1892. Sympathetically modernised to retain an exposed brick inglenook fireplace and many original doors, the extensive recent works include a rendered two storey extension, brand new contemporary radiators to the ground floor, several new integrated kitchen appliances and worksurfaces, and new guttering externally. Now measuring in excess of 979 sq ft., the charming yet contemporary living accommodation briefly comprises of entrance hall, open plan kitchen diner, lounge, ground floor WC, first floor landing, master bedroom, two further double bedrooms and a modern family bathroom. Parking is well catered for on a private driveway accommodating three vehicles, whilst a fully enclosed, laid to lawn rear garden and decked seating area reside to the rear. Scenically located in the rural village of Laughterton, the well placed plot enjoys a prime location for commuting to Lincoln, Newark, Retford and Gainsborough via excellent commuter links. Laughterton itself boasts a village Post Office and convenience store in its locality, alongside a large play area, golf course, several restaurants and Newton-on-Trent Church of England Primary School, which has most recently achieved a good Ofsted rating. Viewings are highly recommended to fully appreciate the high standard of works and countryside setting being offered for sale.

- Fully Enclosed Laid to Lawn Rear Garden with Decked Seating Area
- Scenically Located in the Rural Village of Laughterton
- Excellent Commuter Links to Lincoln, Newark, Retford & Gainsborough
- Council Tax Band: A    EPC Rating: E

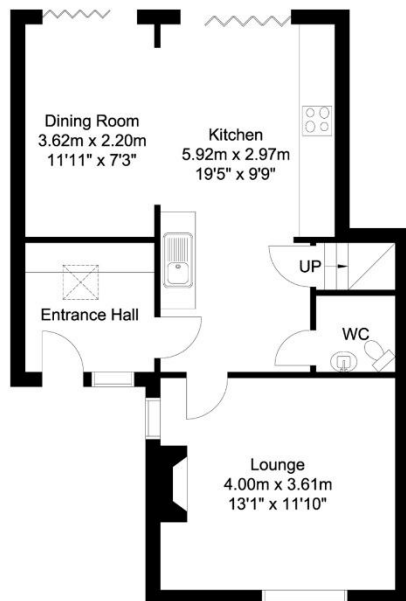


*Road links are served by the A1 & A57 which offers greater transport links throughout the UK. Train stations are located in all surrounding towns, providing direct lines to King's Cross in less than 90 minutes at selected times.*

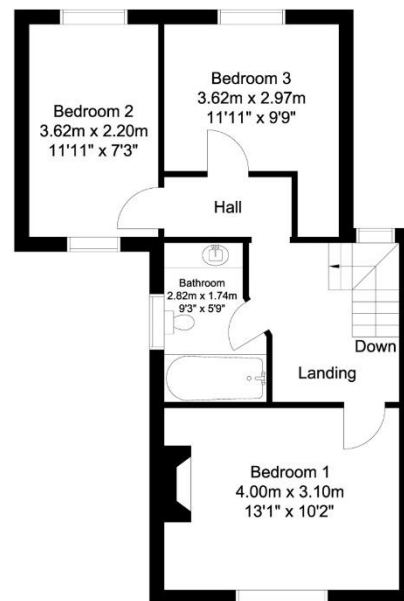




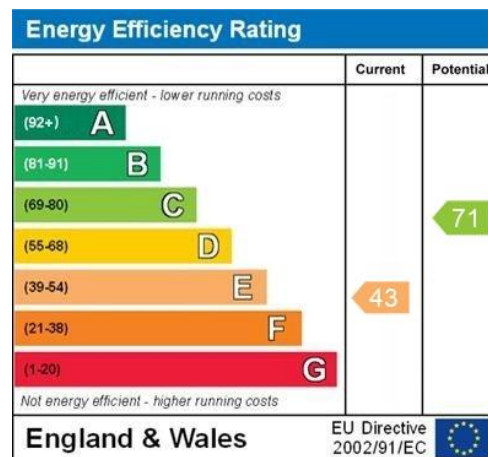
**Ground Floor**  
48 sq m/516.66 sq ft  
Approx.



**First Floor**  
43 sq m/462.84 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.  
GP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



### Property & Estates Consulting

11 Grove Street, Retford, DN22 6JP

01777 566400

[www.alexanderjacob.co.uk](http://www.alexanderjacob.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.