



1 Laughton Road, Scotton

£369,950 Freehold

Detached bungalow · Spacious private garden · Detached garage · Ample driveway parking · Sliding glass doors to garden · Modern bathroom with bath and separate shower · Fireplace in living area · Large windows for natural light · Built-in kitchen appliances · Versatile open-plan living spaces



paul fox
the family estate agents



**** PRIME VILLAGE LOCATION ** NO UPWARD CHAIN ** EXCELLENT POTENTIAL ****

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Central Reception Hallway

5' 1" x 26' 1" (1.55m x 7.95m)

Front facing woodgrain effect uPVC double glazed window with side matching entrance door, part tiling to walls, tiled flooring, storage recess and internal hallway through to the bedrooms and bathroom.

Cloakroom

6' 4" x 3' 7" (1.93m x 1.09m)

Has low flush WC and wall mounted wash hand basin.

Living Room

22' 1" x 12' 1" (6.73m x 3.68m)

Enjoys a dual aspect with front and side woodgrain effect uPVC double glazed windows, rear aluminium framed double glazed sliding patio doors to the garden and stone built fireplace with inset live flame coal effect gas fireplace.



Dining room

12' 0" x 14' 0" (3.66m x 4.27m)

Enjoys a dual aspect with front and side woodgrain effect uPVC double glazed windows, rear aluminium framed double glazed sliding patio doors to the garden and stone built fireplace with inset live flame coal effect gas fireplace.

Kitchen

12' 0" x 11' 0" (3.66m x 3.35m)

With side woodgrain effect uPVC double glazed window. The kitchen has an extensive range of golden oak fitted furniture, patterned worktop with a one and a half bowl stainless steel fitted sink unit with drainer to the side and



GARDEN

GARDEN

The property occupies a prominent corner plot with excellent views of the front having a hard standing driveway providing parking for numerous vehicles and access to the garage, matching concrete pathways lead to both entrance doors. Surrounding gardens are principally lawned with mature hedged boundaries with planted borders.

OFF STREET

3 Parking Spaces



GARDEN

GARDEN

The property occupies a prominent corner plot with excellent views of the front having a hard standing driveway providing parking for numerous vehicles and access to the garage, matching concrete pathways lead to both entrance doors. Surrounding gardens are principally lawned with mature hedged boundaries with planted borders.

OFF STREET

3 Parking Spaces



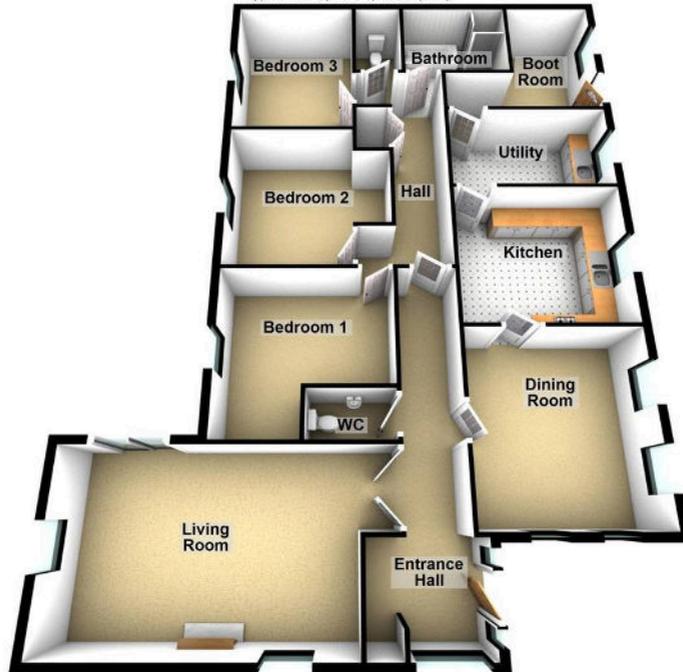


You can include any text here. The text can be modified upon generating your brochure.

Ground Floor
Approx. 150.4 sq. metres (1618.5 sq. feet)



Ground Floor
Approx. 150.4 sq. metres (1618.5 sq. feet)



Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



paul fox
the family estate agents