

- Spacious Mid Terrace House
- 3/4 Bedrooms
- Master En-Suite & Family Bathroom
- Ground Floor WC & Utility Room

- Breakfast Kitchen
- Bay Fronted Lounge
- Allocated Parking & Garage
- Chain Free!

Laurel Way, Scunthorpe, DN16 3GT,
Offers over £149,950





Offered for sale with NO ONWARD CHAIN, Starkey&Brown are delighted to bring to the market this spacious bay fronted mid terrace house on Laurel Way. The accommodation briefly comprises of 3 bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, 20ft3 dining kitchen with breakfast bar, utility room, WC, lounge and separate dining room (or fourth bedroom if required). Outside the property has a garage with allocated parking and an enclosed rear garden. Call today to view! Freehold. Council tax band: C



Hall

Having door to the front aspect, radiator and stairs rising to the first floor with under stairs storage cupboard.

Lounge

10' 3" x 12' 4" into bay (3.12m x 3.76m)

Having uPVC double glazed bay window to the front aspect, radiator and covered ceiling.

Dining Room/Bedroom 4

10' 3" x 7' 6" (3.12m x 2.28m)

Having uPVC double glazed French doors to the rear aspect, radiator and covered ceiling.

Kitchen/Diner

9' 2" x 20' 3" into bay (2.79m x 6.17m)

Having uPVC double glazed bay window to the front aspect, uPVC double glazed window to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, breakfast bar and space for under counter appliance.

Utility Room

6' 4" x 5' 2" (1.93m x 1.57m)

Having door to the rear aspect, gas central heating boiler, radiator and work surface with space for appliances beneath.

WC

6' 4" x 2' 8" (1.93m x 0.81m)

Having low level WC, wash hand basin and radiator.

First Floor Landing

Having uPVC double glazed window to the front aspect, loft access and radiator.

Bedroom 1

9' 1" max x 14' 3" max (2.77m x 4.34m)

Having uPVC double glazed window to the rear aspect, radiator and door to en-suite.

En-suite

6' 5" x 8' 2" (1.95m x 2.49m)

Having uPVC double glazed window to the rear aspect, radiator, shower cubicle, wash hand basin, low level WC and airing cupboard.

Bedroom 2

10' 3" max x 12' 2" max (3.12m x 3.71m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

6' 9" x 8' 0" (2.06m x 2.44m)

Having uPVC double glazed window to the front aspect and radiator.

Bathroom

5' 9" x 6' 7" (1.75m x 2.01m)

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin, low level WC, radiator and covered ceiling.

Outside

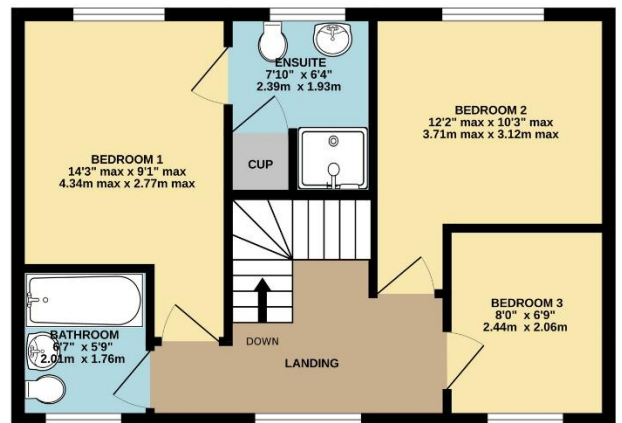
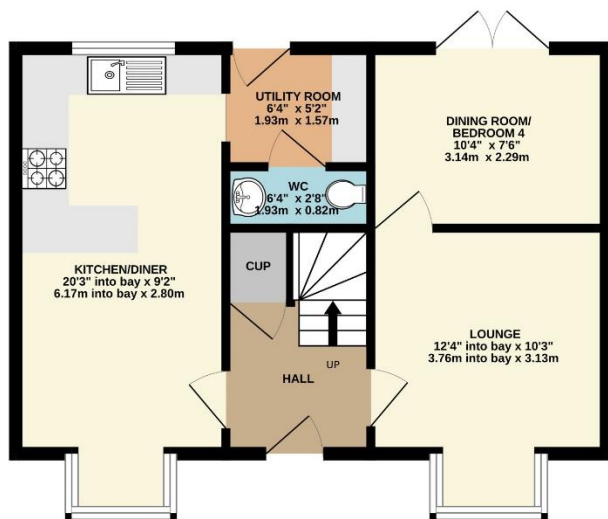
A gate to the front leads to a pathway to the front door and decorative front garden. The rear includes a paved patio area, Astroturf garden, fenced surround and gate leading to an allocated garage and parking space.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

