



- Detached Family Home
- 4 Double Bedrooms
- Lounge opening into Conservatory
- Dining Room
- Modern Kitchen & Bathroom
- Utility Room & Ground Floor WC
- Generously Sized Rear Garden With Summer House
- Off Street Parking & Garage

Church Side, West Halton, DN15 9BD,
£349,950





Located in the desirable village of West Halton, this beautifully presented family home offers 4 double bedrooms and a generously sized rear garden with summer house. Additional accommodation includes a four piece family bathroom to the first floor, whilst downstairs boasts a lounge opening into conservatory, separate dining room, modern kitchen, utility room and ground floor WC. Outside the property has off street parking to the side, garage, summer house and a pleasant lawned garden with a range of plants, trees and shrubs. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D.



Entrance Hall

Having uPVC double glazed door to side aspect and radiator.

Ground Floor WC

Having low level WC and wash hand basin.

Lounge

23' 2" max x 14' 6" max (7.06m x 4.42m)

Having uPVC double glazed window to front aspect, radiator and feature log burner with wooden beam over.

Conservatory

11' 7" x 11' 7" (3.53m x 3.53m)

Having uPVC double glazed French doors to rear aspect, uPVC double glazed windows to side and rear aspects and radiator.

Dining Room

14' 5" x 15' 5" (4.39m x 4.70m)

Having uPVC double glazed window to front aspect, stairs rising to first floor and radiator.

Kitchen

15' 10" x 9' 4" (4.82m x 2.84m)

Having 2 uPVC double glazed windows to rear aspect, uPVC double glazed window to side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built-in wine fridge, built-in microwave, space for dishwasher, space for under counter fridge, space for large oven and ceiling spotlights.

Utility

5' 3" x 9' 7" (1.60m x 2.92m)

Having uPVC double glazed window and door to rear aspect, wall and base units with work surfaces over, space for fridge freezer, space and plumbing for washing machine.

First Floor Landing

Having uPVC double glazed window to rear aspect.

Bedroom 1

12' 3" x 16' 10" (3.73m x 5.13m)

Having uPVC double glazed windows to front, side and rear aspects and radiator.

Bedroom 2

12' 6" max x 17' 5" max (3.81m x 5.30m)

Having uPVC double glazed windows to front and side aspects and radiator.

Bedroom 3

10' 2" max x 12' 8" max (3.10m x 3.86m)

Having uPVC double glazed window to front aspect, radiator and access to loft (drop down ladder and boarded).

Bedroom 4

10' 0" x 10' 2" max (3.05m x 3.10m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobes.

Family Bathroom

5' 5" x 10' 1" (1.65m x 3.07m)

Having uPVC double glazed window to rear aspect, panelled bath, shower cubicle with Aqualisa rainfall shower and additional handheld shower, wash hand basin, low level WC and heated hand towel rail.

Summer House

13' 10" x 11' 9" (4.21m x 3.58m)

Having electrics, windows to either side and double doors to front aspect.

Garage

16' 5" x 19' 10" (5.00m x 6.04m)

Having double doors, 2 windows, light and power.

Outside

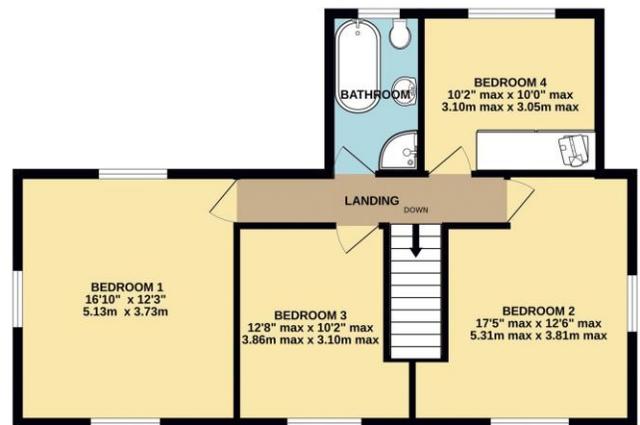
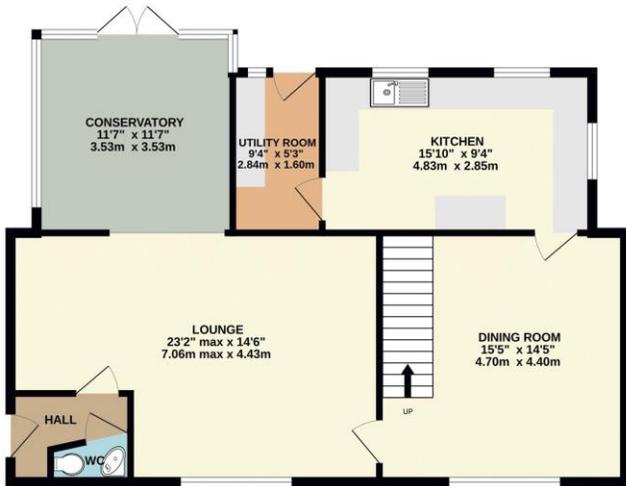
A hardstanding area to the side provides off street parking for numerous vehicles, there is gated access at either side leading to the rear garden. The rear garden is mainly laid to lawn with a range of trees, plants and shrubs, a paved area, pond, decking area, summer house and garage.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

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.

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

