



- Modern Semi-Detached House
- South-East Facing Rear Garden
- 3 Bedrooms
- Lounge & Kitchen Diner
- First Floor Bathroom & Downstairs WC
- Extensive uPVC Double Glazing & GCH
- Garage & Block Paved Driveway
- Inspection Highly Recommended

Alexander Road, Minster Fields, LN2 4FA,
£239,950





Situated on this modern development in Minster Fields. Starkey&Brown is pleased to offer for sale this modern semi-detached house. Accommodation comprises of 3 bedrooms and bathroom to the first floor. Whilst downstairs has a WC, lounge and kitchen diner with a range of built-in appliances. Additional benefits includes extensive uPVC double glazing and gas fired central heating system. Outside there is block paved driveway leading to single garage. To the rear there is a south-east facing rear garden. Council tax band: B. Freehold.



Front door into:

Hallway

Having stairs rising to first floor. Access to downstairs WC and lounge.

Downstairs WC

Having 2 piece suite comprising of wash hand basin, low level WC, uPVC window and a single radiator.

Lounge

14' 9" x 12' 0" (4.49m x 3.65m)

Having uPVC window to front aspect and radiator. Door through to:

Kitchen Diner

15' 4" x 9' 8" (4.67m x 2.94m)

Having a range of fitted wall and base units with ample worktop surfaces, built-in appliances include 4 gas ring, electric oven, integrated dishwasher, fridge and freezer and plumbing for washing machine, single sink with single drainer unit, concealed central heating boiler and uPVC French doors into rear garden and understairs storage cupboard.

First Floor Landing

Having airing cupboard.

Bedroom 1

13' 0" x 8' 7" (3.96m x 2.61m)

Having uPVC window and radiator.

Bedroom 2

11' 7" x 8' 6" max (3.53m x 2.59m)

Having uPVC double glazed window and radiator.

Bedroom 3

8' 2" x 6' 4" (2.49m x 1.93m)

Having uPVC double glazed window and radiator.

Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)

Having a 3 piece suite comprising of panelled bath with mains fed shower over, wash hand basin and low level flush WC.

Outside Front

Having block paved driveway leading to garage.

Garage

Having up and over door.

Outside Rear

Being south-east facing, mainly laid to lawn with a paved patio and fenced surround.

Agents Note

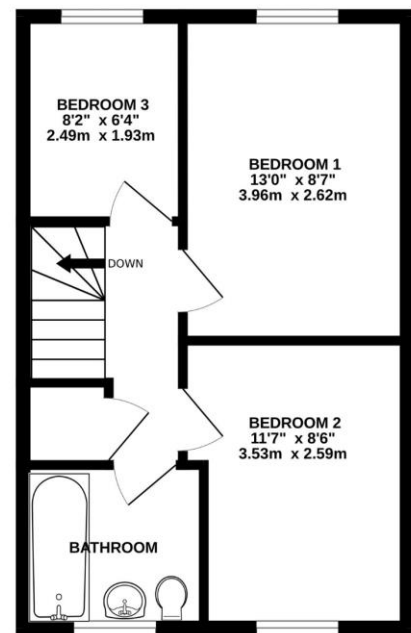
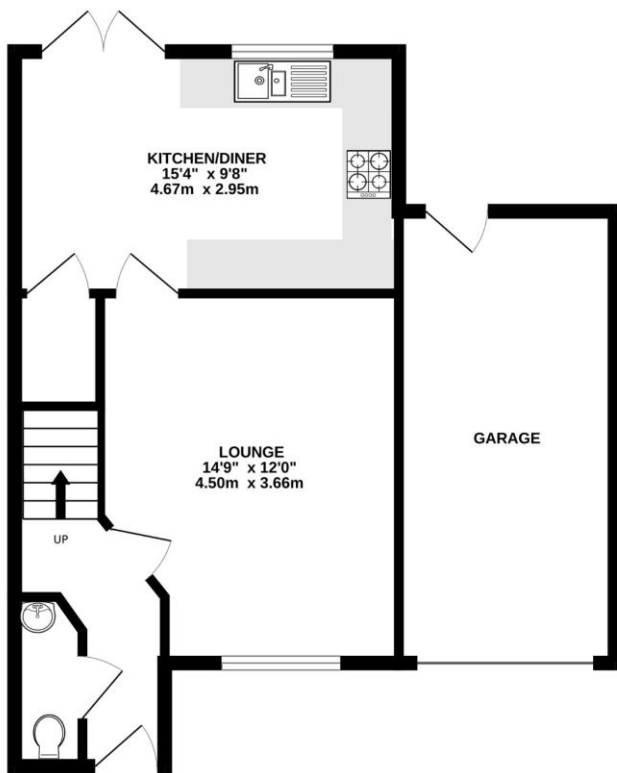
We are advised by the vendor that there is a nominal service charge for the upkeep of the local grassed areas. This currently equates to £100 per year.





GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

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.
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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.

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