



- Detached Bungalow
- Very Well Presented Throughout
- 3 Bedrooms
- Lounge/Diner & 12'7" Kitchen

- Large South-Facing Garden
- Open Views To Rear
- Driveway & Garage
- Call Today To View!

Hillside Avenue, Monks Road, LN2 5PT,
£215,000





DETACHED BUNGALOW WITH SOUTH-FACING GARDEN! Starkey&Brown are pleased to offer for sale this very well presented detached bungalow which stands upon a generous sized plot with south-facing garden to the rear. Accommodation briefly comprises spacious entrance hallway, 15'0" lounge diner with sliding patio door leading onto timber decking area, 12'7" kitchen, 3 bedrooms and bathroom. Outside the property has driveway with space for at least 2 vehicles, brick built single garage and generous sized split level garden to the rear which faces south and offers an excellent degree of privacy. Call today to view! Council tax band: B. Freehold.



Entrance Hallway

Having uPVC front entrance door, laminate wood effect flooring and radiator.

Lounge Diner

15' 0" max x 14' 10" max (4.57m x 4.52m)

Having laminate wood effect flooring, electric fireplace, radiator and south-facing sliding patio door leading onto raised timber decking area.

Kitchen

12' 7" x 8' 7" max (3.83m x 2.61m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for washing machine, space for tumble dryer, space for full height fridge freezer, tiled effect vinyl flooring, airing cupboard housing hot water cylinder and uPVC door to side.

Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m)

Having laminate wood effect flooring and radiator.

Bedroom 2

11' 6" x 8' 4" (3.50m x 2.54m)

Having laminate wood effect flooring and radiator.

Bedroom 3

8' 0" x 7' 0" (2.44m x 2.13m)

Having laminate wood effect flooring and electric wall heater.

Bathroom

Having 3 piece suite comprising panelled bath with electric rainfall shower over, pedestal wash hand basin, low level WC, slate effect vinyl flooring, heated towel rail and fully tiled walls.

Outside Front

To the front of the property there is a lawned garden enclosed by a brick wall, concrete driveway with space for at least 2 vehicles extending to side and garage. Gate at opposite side leading to rear garden.

Garage

Having up and over door, power and light and window overlooking the garden.

Outside Rear

To the rear of the garden there is a generous sized split level south-facing garden offering an excellent degree of privacy with paved and gravelled garden area, large raised timber decking area with views over local rooftops and beyond, a variety of shrubs and garden shed.

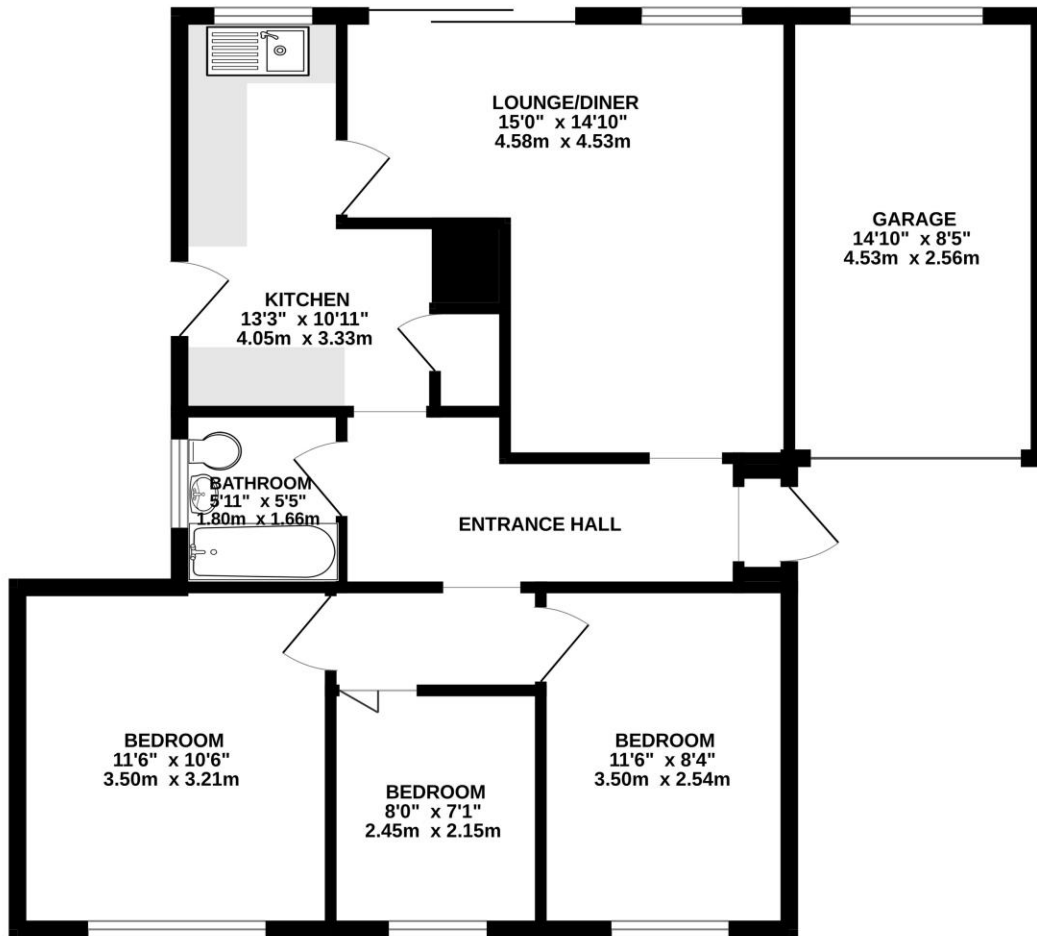




TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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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GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



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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.

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