

- Spacious Family Home
- 3 Good Size Bedrooms
- 19'11 Lounge Diner With French Doors
- 19'11 max Kitchen
- 4 Piece Bathroom
- Driveway For 2 Cars
- South- Facing Garden
- Call Today To View!

Queen Mary Road, Ermine West, LN1 3PD,  
Offers In Region Of £169,950





Starkey&Brown is pleased to offer for sale this spacious family home which benefits from a fully enclosed south-facing garden. Accommodation briefly comprises spacious entrance hallway, 19'11 lounge diner with large French doors leading onto the rear garden, spacious kitchen with door leading to garden and additional front entrance door, first floor landing, 3 well good sized bedrooms and first floor bathroom with 4 piece bathroom suite. Outside the property benefits from gravel driveway with space 2 vehicles and a fully enclosed south-facing garden to the rear. Call today to view! Council tax band: A. Freehold.



### Entrance Porch

Having uPVC front entrance door, ceramic tiled floor and door into:

### Entrance Hallway

Having radiator, stairs rising to first floor and understairs storage cupboard.

### Lounge Diner

19' 11" x 10' 10" (6.07m x 3.30m)

Having radiator, coved ceiling and large south-facing French doors overlooking the rear garden.

### Kitchen

19' 11" max x 13' 0" max (6.07m x 3.96m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with tiled splash backs, gas cooker point, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, space for additional appliances, ceramic tiled floor, radiator, coved ceiling, additional uPVC front entrance door and uPVC door leading to garden.

### First Floor Landing

Having access to boarded and carpeted loft space with plaster boarded walls and ceilings, power and light and offering excellent and easily accessible storage space or potential for conversions subject to the necessary planning permissions/building regulations.

### Bedroom 1

14' 2" x 10' 0" (4.31m x 3.05m)

Having radiator.

### Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m)

Having large wardrobe/airing cupboard with hanging rail, shelving and modern Worcester Bosch combination condensing central heating boiler.

### Bedroom 3

10' 7" x 6' 7" min (3.22m x 2.01m)

Having built-in storage cupboard, radiator and coved ceiling.

### Bathroom

Having 4 piece suite comprising corner panelled bath, tiled shower cubicle with electric shower appliance and glass shower door, pedestal wash hand basin, low level WC, ceramic tiled floor and radiator.

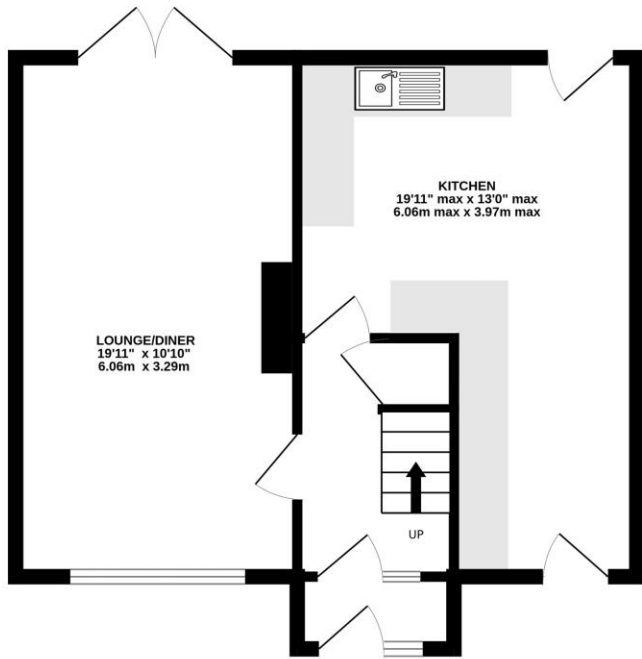
### Outside Front

To the front of the property there is a gravelled garden/parking area with space for 2 vehicles.

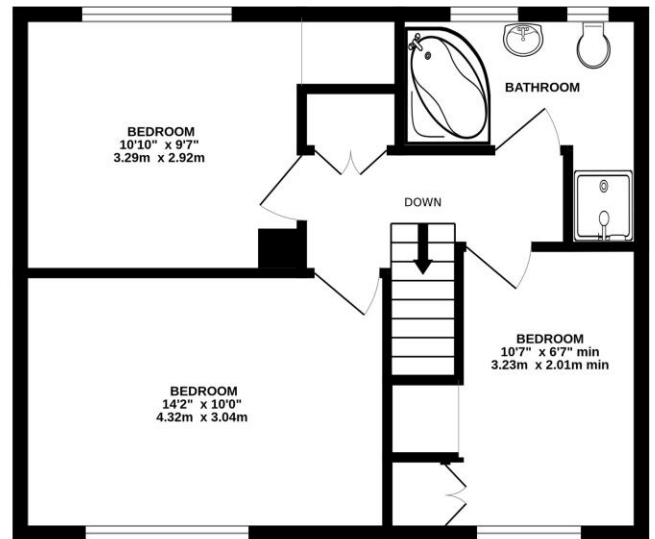
### Outside Rear

To the rear of the property there is a fully enclosed south-facing garden comprising lawn with large paved patio area, brick built outbuilding and garden shed.





**GROUND FLOOR**  
485 sq.ft. (45.0 sq.m.) approx.



**1ST FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.

**TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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