

- Semi-Detached House
- Very Well-Presented Throughout
- Popular Cul-De-Sac Position
- 2 Good Size Bedrooms

- 13'10" Lounge & 13'2" Kitchen Diner
- Large Driveway & 23'8" Garage
- West-Facing Garden
- Viewing Highly Recommended

Woodrush Road, Nettleham Fields, LN2 4TB,
£185,000





Starkey&Brown is pleased to offer for sale this very well-presented semi-detached house located within this pleasant cul-de-sac position only a short walk away from a wide range of local amenities. Accommodation benefits from a new central heating boiler and briefly comprises 13'10" lounge with double doors leading into 13'2" kitchen diner, first floor landing, 2 good sized bedrooms and a first floor bathroom. Outside the property benefits from a driveway with space for at least 3 vehicles, larger than average 23'8" garage and a fully enclosed west-facing garden to the rear which is not directly overlooked from the rear. Call today to view! Council tax band: A. Freehold.



Lounge

Having box bow window to front aspect, wall mounted electric fireplace, radiator, coved ceiling, stairs rising to first floor and understairs storage cupboard. Double doors leading into:

Kitchen Diner

13' 2" x 8' 0" max (4.01m x 2.44m)

Having a range of matching wall and base units, frosted glass display cabinet, single drainer sink unit with mixer taps over, built-in oven, hob and cooker hood, space for fridge, plumbing for washing machine, radiator, laminate wood effect flooring and uPVC door overlooking the garden.

First Floor Landing

Having linen cupboard and access to loft with loft ladder and housing Ideal combination condensing.

Bedroom 1

13' 2" max x 10' 7" max (4.01m x 3.22m)

Having radiator.

Bedroom 2

11' 4" max x 6' 10" max (3.45m x 2.08m)

Having radiator.

Bathroom

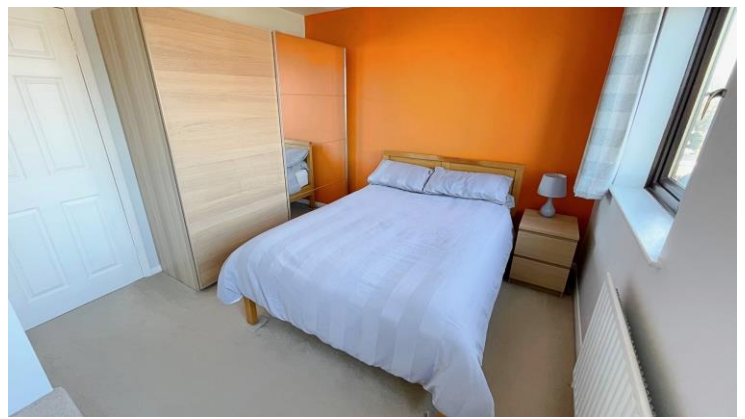
Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal hand wash basin, low level WC, tiled effect vinyl flooring, heated towel rail and fully tiled walls.

Outside Front

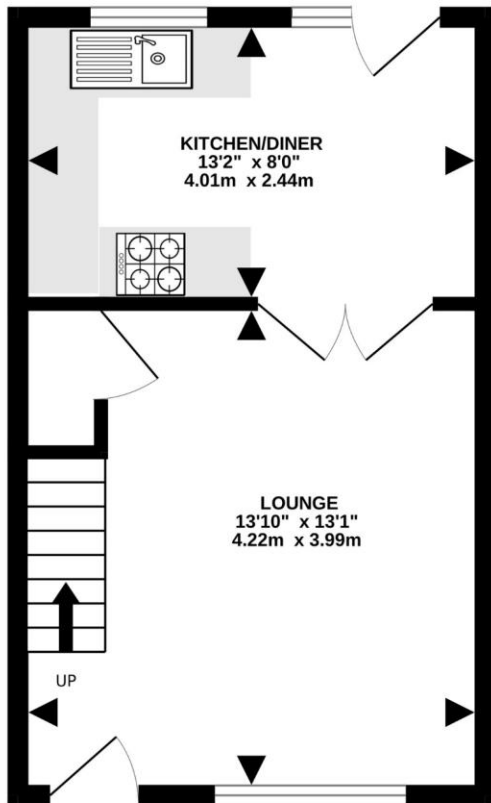
To the front of the property is a generous sized lawned garden, paved and gravelled driveway with space for at least 3 vehicles, secure double wooden gates leading to side and garage.

Outside Rear

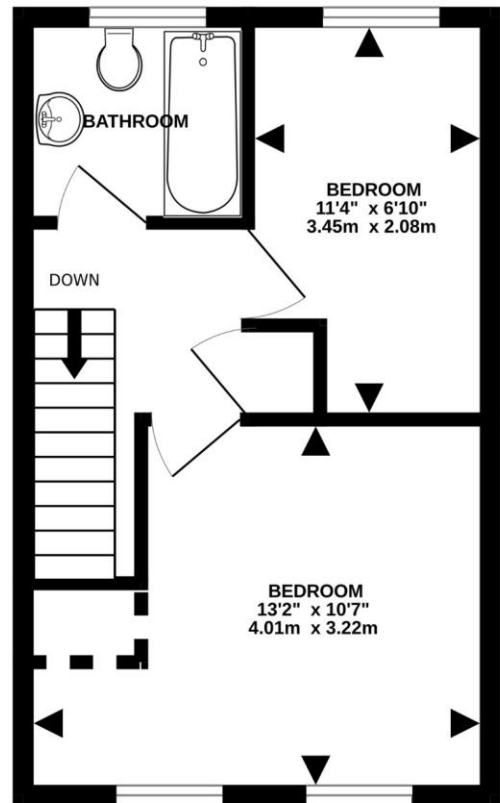
To the rear of the property is a fully enclosed west-facing garden which is not directly overlooked from the rear and comprising lawn with paved patio area.



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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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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