



- Detached Family Home
- 4 Bedrooms
- En-Suite & Family Bathroom
- Modern Kitchen

- Lounge Into Dining Room
- Large Entrance Hall With WC
- Corner Plot With Gardens
- Off Street Parking

Dartmouth Road, Scunthorpe, DN17 1TR,
£285,000





Starkey&Brown are delighted to offer for sale this spacious family home occupying a corner plot on Dartmouth Road. The accommodation briefly comprises of 3 bedrooms and family bathroom with four piece suite to the first floor, whilst downstairs boasts a large entrance hall with WC, modern kitchen, lounge opening into dining room (or 5th bedroom if required), and impressive garage conversion now home to a fourth bedroom and en-suite. Outside the property has gated access to off street parking with lawned gardens to the front and side. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D.



Hall

Having uPVC double glazed door to the front aspect, uPVC double glazed window to the rear aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge

14' 3" x 13' 9" (4.34m x 4.19m)

Having uPVC double glazed windows to the front and side aspects, radiator, feature fireplace and opening into dining room.

Dining Room

12' 6" x 8' 8" (3.81m x 2.64m)

Having uPVC double glazed windows to the front and side aspects, radiator and coved ceiling.

Kitchen

13' 8" x 11' 6" (4.16m x 3.50m)

Having uPVC double glazed window to the side aspect, uPVC double glazed door to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, oven, hob and extractor, built in fridge freezer, ceiling spotlights, space for dishwasher and space for washing machine.

WC

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, wash hand basin and low level WC.

Bedroom 1

17' 5" x 16' 10" (5.30m x 5.13m)

Having two uPVC double glazed windows to the front aspect, uPVC double glazed window to the side aspect, coved ceiling, two radiators and door to en-suite.

En-suite

Having shower cubicle, wash hand basin, low level WC, heated towel rail, ceiling spotlights and gas central heating boiler.

First Floor Landing

Having uPVC double glazed window to the side aspect, loft access and storage cupboard.

Bedroom 2

14' 3" x 11' 8" (4.34m x 3.55m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

Bedroom 3

12' 4" x 11' 5" (3.76m x 3.48m)

Having uPVC double glazed window to the side aspect, coved ceiling and fitted wardrobes.

Bedroom 4

14' 4" x 7' 8" (4.37m x 2.34m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling and built in wardrobes.

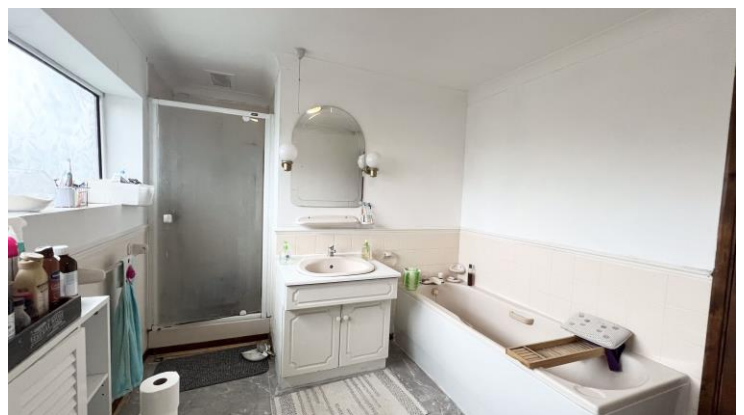
Bathroom

12' 1" x 8' 3" (3.68m x 2.51m)

Having uPVC double glazed window to the side aspect, shower cubicle, bath, wash hand basin, low level WC and coved ceiling.

Outside

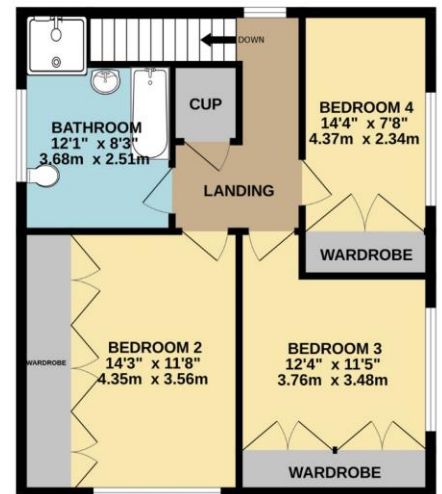
The property occupies a corner plot position with lawned gardens to the front and side, gated access leads to off street parking.





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.

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.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE