



- Detached Family Home
- 4 Bedrooms and Ensuite
- New Kitchen 2023
- Ground Floor WC/Utility Room
- 2/3 Reception Rooms
- Front, Side & Rear Gardens
- Off Street Parking & Garage
- Planning Permission Granted for Further Extension

Nightingale Close, DN15 8JA,
£362,500





Starkey&Brown are delighted to offer for sale this beautifully presented family home in the desirable cul-de-sac location of Nightingale Close. The accommodation briefly comprises of 4 good size bedrooms, master ensuite (fitted 2024) and modern family bathroom to the first floor, whilst the ground floor boasts an impressive kitchen/diner/family room (newly fitted kitchen 2023), utility room/WC, entrance lobby opening into reception hall, sitting room and play room. Occupying a generous corner plot, the property has off street parking, front/side/rear gardens (new fencing 2023) and a garage. Additional benefits include uPVC double glazing, a gas central heating system (new boiler 2021) and fully granted planning permission for further extension. An internal inspection is highly recommended to truly appreciate all this modern family home has to offer, call today to view! Freehold. Council tax band: E



Entrance

Having front door entry, radiator, coved ceiling and storage cupboard housing gas central heating boiler (installed 2021).

Reception Hall

10' 0" x 16' 8" (3.05m x 5.08m)

Having uPVC double glazed window to the front aspect, stairs rising to the first floor with study space underneath, ceiling spotlights, double sided feature log burner with brick surround and radiator.

Sitting Room

10' 6" x 16' 8" (3.20m x 5.08m)

Having uPVC double glazed windows to the front and side aspects, uPVC double glazed French doors to the rear aspect, two radiators and double sided feature log burner with brick surround.

Play Room

17' 4" x 8' 10" (5.28m x 2.69m)

Having uPVC double glazed windows to the side and rear aspects, door to the rear garden, coved ceiling, ceiling spotlights and radiator.

Dining Room

14' 6" x 9' 4" (4.42m x 2.84m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, storage cupboards and opening into kitchen.

Kitchen

19' 5" x 21' 9" into bay (5.91m x 6.62m)

Newly fitted 2023. Having uPVC double glazed bay window to the front aspect, uPVC double glazed French doors to the rear aspect, three radiators, coved ceiling, ceiling spotlights, a range of wall and base units with work surfaces over, central island unit with induction hob, extractor and storage, built in dishwasher, two fridges, two freezers, built in oven and digital electric underfloor heating.

Utility Room/WC

7' 4" x 5' 2" (2.23m x 1.57m)

Having uPVC double glazed window to the front aspect, radiator, work surface with space/plumbing for white goods, wash hand basin and low level WC.

First Floor Landing

Having feature uPVC double glazed window to the front aspect, coved ceiling and two storage cupboards.

Master bedroom

17' 4" max x 11' 9" max (5.28m x 3.58m)

Having dual aspect uPVC double glazed windows, radiator, coved ceiling and en-suite.

En-suite

6' 9" x 3' 6" (2.06m x 1.07m)

Bedroom 2

6' 7" x 16' 5" (2.01m x 5.00m)

Having dual aspect uPVC double glazed windows, radiator and door to loft space.

Bedroom 3

10' 6" x 9' 1" (3.20m x 2.77m)

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

Bedroom 4

10' 6" x 7' 4" (3.20m x 2.23m)

Having two uPVC double glazed windows to the side aspect, coved ceiling and radiator.

Bathroom

6' 7" x 9' 3" (2.01m x 2.82m)

Having uPVC double glazed window to the front aspect, bath, wash hand basin, low level WC, corner shower cubicle with rainfall shower and additional handheld shower inset, ceiling spotlights and digital electric underfloor heating.

Garage

18' 0" x 9' 8" (5.48m x 2.94m)

Having doors to the front and rear, light and power.

Outside Front

The front garden is mainly laid to lawn with a block paved driveway providing ample off street parking and leading to a garage.

Outside Side/Rear

The side and rear gardens offer a good degree of privacy and are mainly laid to lawn with a range of hedging, dwarf wall and new fencing (fitted 2023).

Agents Note

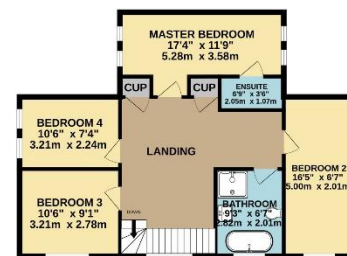
Any interested parties should be aware that full planning permission has been granted for extension. Please ask the office for further details.





GROUND FLOOR

1ST FLOOR



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.

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