



- Mid Link House
- 4 Bedrooms
- Master En-suite & Family Bathroom
- New Boiler May 2024
- Ground Floor WC
- 15ft Kitchen/Diner
- Low Maintenance Garden with Hot Tub
- Allocated Parking Space

The Granary, Scotter, DN21 3RQ,
£199,950





ALLOCATED PARKING! 4 BEDROOMS WITH MASTER EN-SUITE! NEW BOILER MAY 2024! Starkey&Brown are delighted to offer for sale this mid-link house on The Granary within the ever popular village of Scotter. The accommodation briefly comprises of 4 bedrooms with master en-suite and family bathroom to the first floor, whilst downstairs boasts a WC, lounge and kitchen/diner with French doors opening onto the rear garden. Outside the property has allocated parking for one vehicle and a fully enclosed garden which includes a decking area, paved area and hot tub, great for low maintenance and a perfect entertaining space. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance

Having door to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge

11' 7" x 15' 5" (3.53m x 4.70m)

Having two uPVC double glazed windows to the front aspect, radiator, coved ceiling and feature electric fire.

Kitchen/Diner

15' 0" x 7' 7" (4.57m x 2.31m)

Having uPVC double glazed window and French doors to the rear aspect, gas central heating boiler (fitted May 2024), wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space/plumbing for washing machine and space for full height fridge freezer.

Downstairs WC

2' 8" x 5' 8" (0.81m x 1.73m)

Having low level WC, wash hand basin and radiator.

First Floor Landing

Having coved ceiling, radiator and storage cupboard.

Master Bedroom

18' 0" x 14' 4" (5.48m x 4.37m)

Having uPVC double glazed windows to the front and rear aspects, radiator, loft access and door to en-suite.

En-suite

5' 5" x 9' 2" (1.65m x 2.79m)

Having Velux window to the rear aspect, wash hand basin, low level WC, radiator and shower cubicle with new shower inset (fitted May 2024).

Bedroom 2

15' 0" x 7' 7" (4.57m x 2.31m)

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

Bedroom 3

7' 9" x 7' 3" (2.36m x 2.21m)

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

Bedroom 4

6' 8" x 6' 4" (2.03m x 1.93m)

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

Family Bathroom

7' 9" x 5' 2" (2.36m x 1.57m)

Having panelled bath with shower over, wash hand basin, low level WC and radiator.

Outside Front

Having a low maintenance frontage with railing, pathway to front door entry and vehicular access to the rear.

Outside Rear

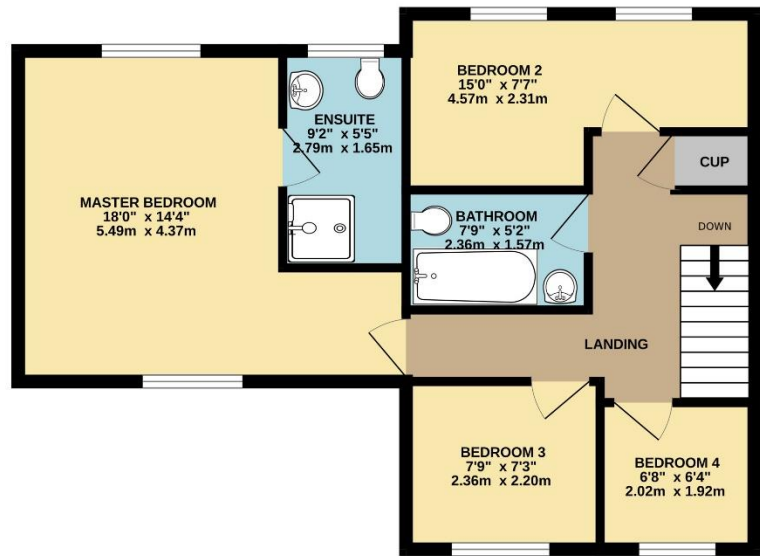
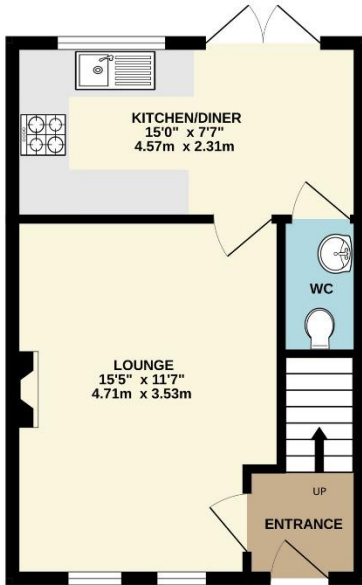
Having an allocated parking space. The low maintenance rear garden is enclosed by fenced perimeters with a gate to the parking area. The garden is not directly overlooked from the rear aspect and included a decking area and paved area with hot tub.





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.

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