



- Detached Bungalow
- 4 Bedrooms
- Master En-suite & Family Bathroom
- Utility Room & Additional WC
- 20ft² Kitchen/Diner
- Lounge & Separate Sitting Room
- Double Garage
- Block Paved Driveway

Low Garth, Yaddlethorpe, DN17 2UL,
£399,950





RARELY AVAILABLE! EXTREMELY SOUGHT AFTER CUL-DE-SAC LOCATION! Starkey&Brown are delighted to offer for sale this beautifully presented detached bungalow on Low Garth within the desirable area of Yaddlethorpe. The accommodation briefly comprises of 4 bedrooms, master en-suite, family bathroom, additional WC, utility room, modern kitchen/diner opening into sitting room and a separate lounge with feature bay window. Outside the property has ample off street parking for numerous vehicles, double garage and a rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: E.



Hallway

Having double glazed door to front aspect, cloak cupboard, additional storage cupboard, coved ceiling, radiator and access to loft.

Lounge

15' 2" into bay x 14' 2" (4.62m x 4.31m)

Having 2 double glazed windows to front aspect, double glazed bay window to side aspect, radiator, coved ceiling and feature gas fire.

Kitchen Diner

9' 9" x 20' 2" (2.97m x 6.14m)

Having double glazed window to side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built-in oven, hob and extractor, integral wine fridge, integral fridge, coved ceiling and radiator.

Sitting Room

13' 0" x 8' 8" (3.96m x 2.64m)

Having double glazed sliding doors to rear aspect, coved ceiling and radiator.

Utility Room

10' 1" x 8' 4" (3.07m x 2.54m)

Having double glazed door and window to side aspect, wall and base units with work surfaces over, sink and drainer unit, space/plumbing for white goods, full height storage cupboards x 3, space for full height fridge freezer and radiator.

WC

Having window to side aspect, low level WC, radiator, coved ceiling and gas central heating boiler.

Master Bedroom

12' 1" x 10' 8" (3.68m x 3.25m)

Having double glazed window to rear aspect, radiator, coved ceiling and door to:

En-Suite

6' 4" x 5' 9" (1.93m x 1.75m)

Having double glazed window to rear aspect, corner shower cubicle, wash hand basin, low level WC, radiator, ceiling spotlights, tiled walls and floor.

Bedroom 2

15' 9" to back of wardrobes x 14' 3" max (4.80m x 4.34m)

Having double glazed bay window to front aspect, radiator, coved ceiling and 2 fitted wardrobes with sliding doors.

Bedroom 3

8' 6" x 11' 4" (2.59m x 3.45m)

Having double glazed window to side aspect, radiator, coved ceiling and fitted wardrobes with sliding doors.

Bedroom 4

8' 6" x 8' 7" (2.59m x 2.61m)

Having double glazed window to side aspect, radiator and coved ceiling.

Bathroom

8' 6" x 7' 7" (2.59m x 2.31m)

Having double glazed window to side aspect, tiled Jacuzzi bath with shower over, wash hand basin, low level WC, radiator, ceiling spotlights, tiled walls and flooring.

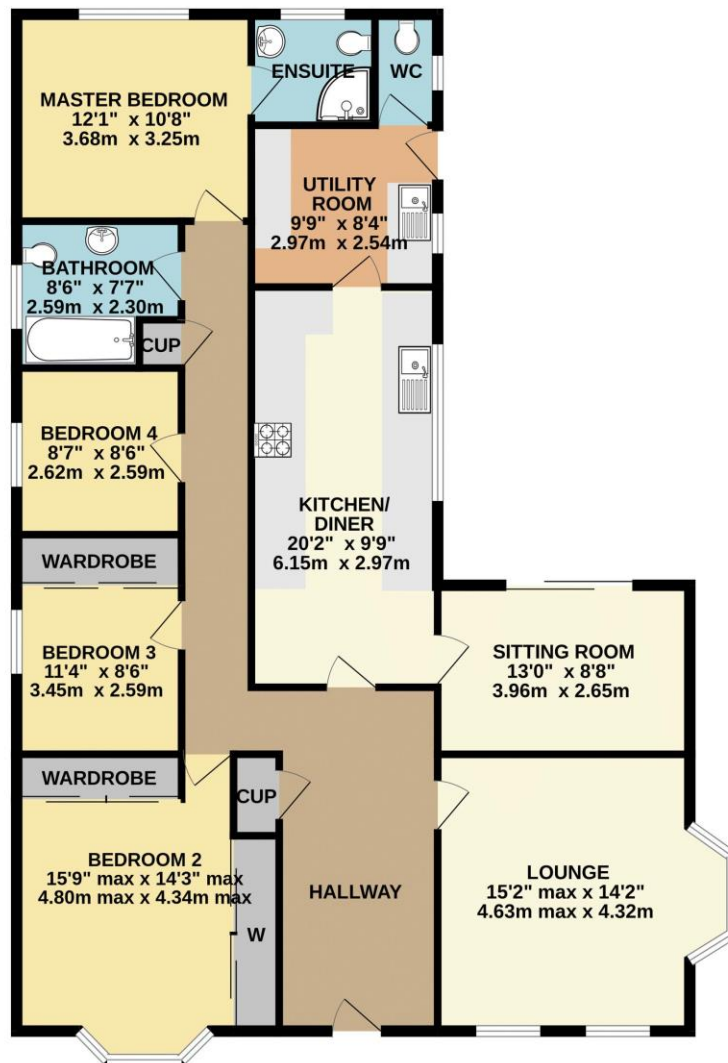
Outside

The front garden is mainly laid to lawn, a block paved driveway to the front provides off street parking and extends down the side of the property to further parking and a double garage. The rear garden is mainly laid to lawn with a decking area, paved area and a walled/fenced perimeter.





GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



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