



- Extended Family Home
- 3 Bedrooms
- Bay Fronted Lounge
- Ground Floor WC

- Kitchen/Diner
- Off Street Parking & Garage
- Enclosed Rear Garden
- Sought After Location

Quebec Road, DN17 2SW,
£179,500





Starkey&Brown are delighted to offer for sale this beautifully presented and extended family home within the ever popular Bottesford/Yaddelethorpe area. The internal accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, bay fronted lounge with feature fireplace and kitchen opening into dining room with sliding doors onto the rear garden. Additional features include uPVC double glazing, gas central heating (new boiler 2022), off street parking, garage and front/rear gardens. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Hall

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

Lounge

15' 10" max x 13' 1" max (4.82m x 3.98m)

Having uPVC double glazed window and uPVC double glazed bay window to the front aspect, radiator, coved ceiling, feature fireplace and stairs rising to the first floor.

Kitchen

12' 1" x 8' 4" (3.68m x 2.54m)

Having opening into dining room, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space/plumbing for washing machine, space for fridge freezer, radiator, coved ceiling and built in cupboard.

Dining Room

10' 3" x 8' 10" (3.12m x 2.69m)

Having uPVC double glazed sliding doors onto the rear garden, uPVC double glazed door to the side aspect and coved ceiling.

WC

3' 5" x 5' 2" (1.04m x 1.57m)

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

First Floor Landing

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

Bedroom 1

10' 3" x 11' 4" (3.12m x 3.45m)

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

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.56m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, built in cupboard and loft access.

Bedroom 3

6' 4" x 6' 7" (1.93m x 2.01m)

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

Family Bathroom

5' 8" x 5' 4" (1.73m x 1.62m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, low level WC and heated towel rail.

Garage

9' 3" x 17' 8" (2.82m x 5.38m)

Having up and over door, light, power and window/door to the side aspect. Additional store to the rear of the garage accessed via the garden.

Outside Front

A driveway provides off street parking and extends through double gates to further parking and the garage. There is also a lawned front garden.

Outside Rear

The low maintenance rear garden includes a paved patio area, decorative pebbled area, fenced perimeters and gate to the driveway.

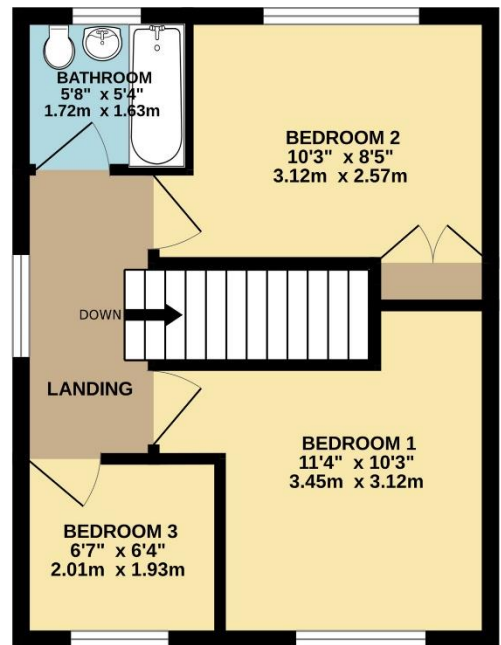
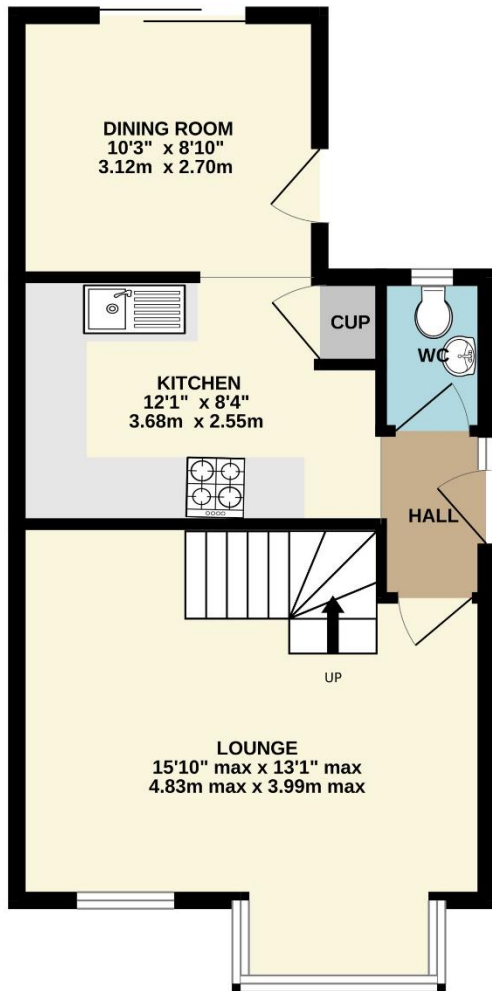




GROUND FLOOR



1ST FLOOR



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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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