



- Extended Semi Detached House
- 3 Bedrooms
- Modern Family Bathroom
- Downstairs Shower Room
- 2 Reception Rooms
- Modern Kitchen
- Ample Parking & Double Garage
- Spacious Front & Rear Gardens

Moorwell Road, DN17 2SY, Offers Over
£199,950





Starkey&Brown are delighted to offer for sale this beautifully presented and extended semi detached family home on Moorwell Road, ideally positioned in the sought after Bottesford area (and within the catchment area for the highly regarded Bottesford Infant and Junior schools). The accommodation briefly comprises of 3 bedrooms and a modern family bathroom to the first floor, whilst downstairs boasts an entrance hall, shower room, bay fronted lounge, separate dining room and kitchen with French doors opening onto the rear garden. The property is set back from the road with a large front garden and a driveway providing off street parking for numerous vehicles, the driveway extends through a gate to the rear of the property which provides further parking spaces and access to a double garage. The rear of the property includes a garden which is currently utilised as a childs play area (and not overlooked from the rear aspect) and covered hot tub area ideal for entertaining. Additional features include uPVC double glazing, gas central heating and a new roof (2024). An internal inspection is highly recommended to appreciate all this property has to offer, call today to view! Freehold. Council tax band: B



Hall

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

Lounge

13' 5" max x 14' 5" into bay (4.09m x 4.39m)

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

Dining Room

12' 9" x 10' 4" (3.88m x 3.15m)

Having radiator, coved ceiling, under stairs storage cupboard and opening to kitchen.

Kitchen

10' 7" x 10' 6" (3.22m x 3.20m)

Having uPVC double glazed window to the side aspect, uPVC double glazed French doors to the rear garden hot tub area, radiator, coved ceiling, ceiling spotlights, tiled flooring, part tiled walls, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in microwave and space/plumbing for white goods including washing machine, dryer and fridge freezer.

Shower Room

3' 5" x 7' 0" (1.04m x 2.13m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC, heated towel rail and ceiling spotlights.

First Floor Landing

Having uPVC double glazed window to the side aspect, radiator and access to the loft. The loft is part boarded and has extra insulation.

Bedroom 1

10' 7" x 11' 7" (3.22m x 3.53m)

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

Bedroom 2

10' 7" max x 10' 5" max (3.22m x 3.17m)

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

Bedroom 3

5' 5" x 7' 1" (1.65m x 2.16m)

Having uPVC double glazed window to the front aspect, radiator and built in bed.

Family Bathroom

6' 3" x 7' 5" (1.90m x 2.26m)

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

Outside Front

A long driveway provides off street parking for numerous vehicles and extends down the side leading through a gate to further parking spaces and a double garage. The front garden is mainly laid to lawn.

Outside Rear

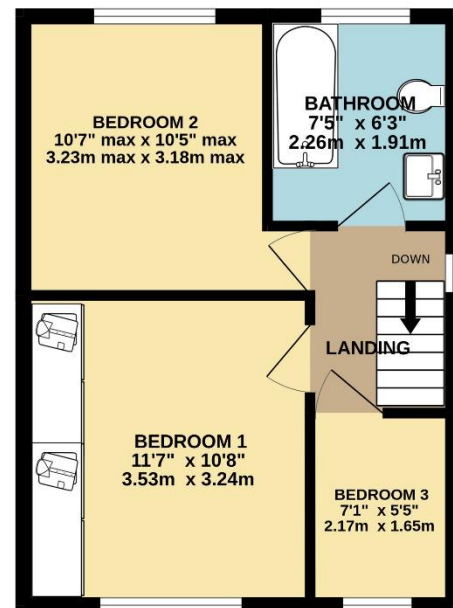
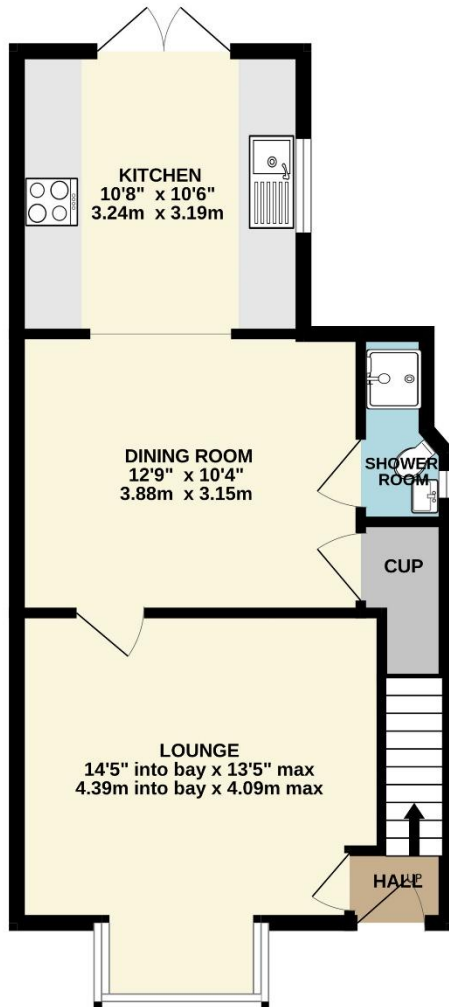
The generously sized rear garden includes a covered area ideal for entertaining/seating or private hot tub space, parking for numerous vehicles, double garage and enclosed garden with a fenced surround, Astroturf and hardstanding area currently utilised as child's play area.





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

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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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