

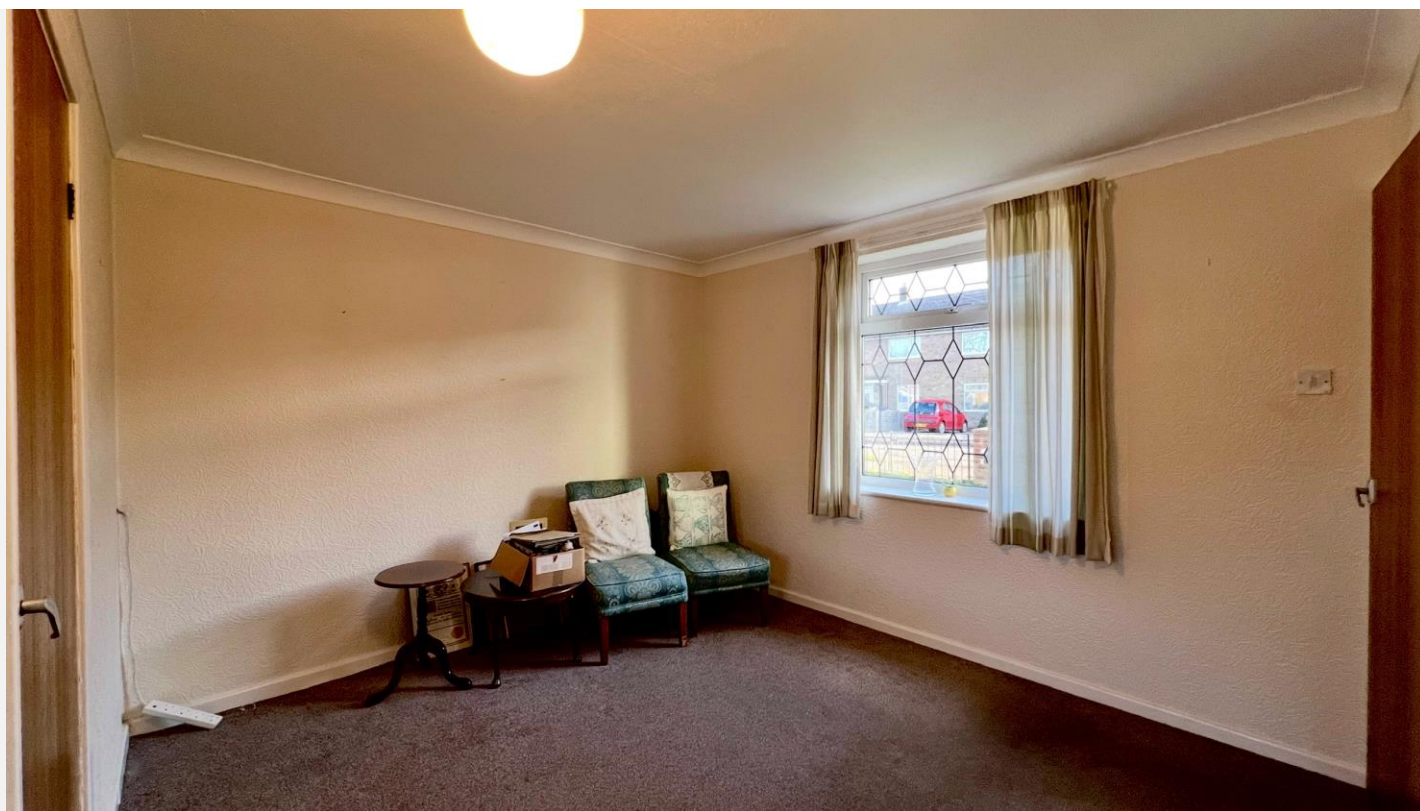


- End Terrace House
- 3 Bedrooms
- 16ft3 Lounge
- Kitchen/Diner

- Utility Room
- Off Street Parking & Car Port
- Front & Rear Gardens
- Chain Free

Parklands, West Butterwick, DN17 3LF,
£122,500





Offered for sale with no onward chain in the sought after village of West Butterwick, Starkey&Brown are delighted to offer for sale this spacious end terrace house. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, dual aspect lounge, kitchen/diner and utility room. Outside the property has front and rear gardens, off street parking and a car port. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Hallway

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

Lounge

11' 0" x 16' 3" (3.35m x 4.95m)

Having uPVC double glazed windows to the front and rear aspects, two radiators, coved ceiling and feature fireplace.

Dining Room

11' 0" x 9' 10" (3.35m x 2.99m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling, under stairs storage cupboard and opening to kitchen.

Kitchen

8' 9" x 4' 4" (2.66m x 1.32m)

Having uPVC double glazed window to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit and space for oven.

Utility Room

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

Having uPVC double glazed window and door to the rear aspect, coved ceiling, space/plumbing for white goods and built in cabinets.

First Floor Landing

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

Bedroom 1

11' 1" x 10' 4" (3.38m x 3.15m)

Having uPVC double glazed window to the front aspect, radiator and over stairs storage cupboard.

Bedroom 2

12' 5" x 9' 1" (3.78m x 2.77m)

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

Bedroom 3

9' 5" x 6' 7" (2.87m x 2.01m)

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

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

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

Outside Front

Having a lawned front garden, off street parking and a car port.

Outside Rear

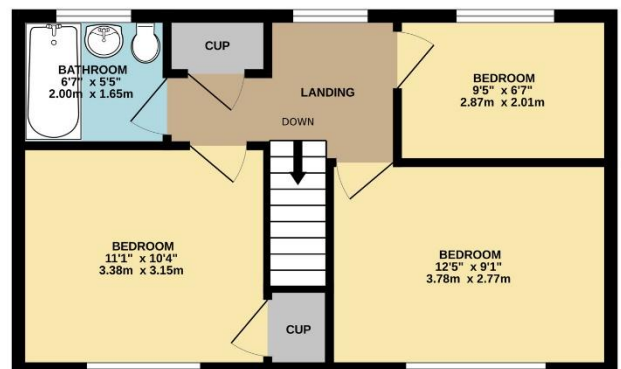
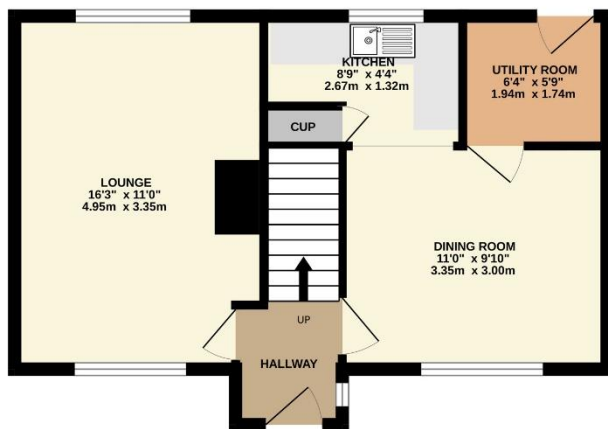
The rear garden is mainly laid to lawn with a paved patio area, brick outbuilding, greenhouse and shed.





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.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

