



- Popular Timberlands Area
- Spacious Family Home
- 4 Double Bedrooms
- 3 Bathrooms

- 2 Reception Rooms
- Kitchen/Diner & Utility Room
- Off Street Parking & Garage
- Chain Free

Laurel Way, DN16 3GT,
£239,950





Offered for sale with NO ONWARD CHAIN is this incredibly spacious family home on Laurel Way. The internal accommodation briefly comprises of 1 double bedroom with en-suite to the second floor, family bathroom and 3 further double bedrooms (one with a dressing room and en-suite) to the first floor, whilst downstairs boasts an entrance hall, WC, bay fronted lounge, dining room, modern kitchen/diner and utility room. Outside the property has front and rear gardens, off street parking and a garage. The property also has owned solar panels. The property is located in the ever popular Timberlands area and has easy access to a park, schools and a range of essential amenities. Call today to view! Freehold. Council tax band: D



Entrance Hall

Having front entrance door, stairs rising to the first floor, radiator and storage cupboard with solar panel control.

Lounge

10' 9" x 19' 3" into bay (3.27m x 5.86m)

Having uPVC double glazed bay window to the front aspect, coved ceiling, radiator and opening into dining room.

Dining Room

8' 5" x 11' 3" (2.56m x 3.43m)

Having uPVC double glazed French doors to the rear aspect, radiator and cover ceiling.

Kitchen/Diner

8' 10" x 16' 9" (2.69m x 5.10m)

Having uPVC double glazed window to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in dishwasher, built in oven and microwave, built in hob and extractor, space for large fridge freezer, built in table/breakfast bar, ceiling spotlights and vertical radiator.

WC

Having uPVC double glazed window to the front aspect, wash hand basin, WC and radiator.

Utility Room

6' 1" x 5' 4" (1.85m x 1.62m)

Having door to the rear aspect, door into garage, radiator, ceiling spotlights, wall and base units with work surfaces over and space/plumbing for white goods.

First Floor Landing

Having stairs rising to the second floor, radiator and cupboard with shelving.

Bedroom 1

11' 6" x 14' 0" (3.50m x 4.26m)

Having uPVC double glazed window to the front aspect, radiator, door to en-suite and opening to dressing room.

Dressing Room

6' 5" x 7' 8" (1.95m x 2.34m)

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

Bedroom 2

9' 7" x 17' 7" (2.92m x 5.36m)

Having uPVC double glazed window to the front aspect, radiate and access to the loft.

En-suite

10' 7" x 4' 10" (3.22m x 1.47m)

Having shower cubicle, wash hand basin, WC and radiator.

Bedroom 3

10' 3" x 11' 3" (3.12m x 3.43m)

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

Family Bathroom

7' 3" x 8' 1" (2.21m x 2.46m)

Having uPVC double glazed window to the rear aspect, panelled bath, wash hand basin, WC and radiator.

Second Floor Landing

Bedroom 4

14' 2" x 19' 5" (4.31m x 5.91m)

Having uPVC double glazed window to the front aspect, radiator, loft access and access to en-suite.

En-suite 2

Having shower cubicle, wash hand basin, WC and radiator.

Garage

9' 8" x 17' 7" (2.94m x 5.36m)

Having up and over door, light, power and door into utility room.

Outside Front

Having a small lawned garden and parking.

Outside Rear

The rear garden is mainly laid to lawn with a fenced surround.

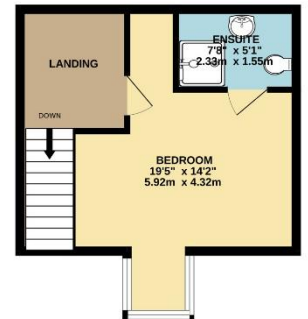
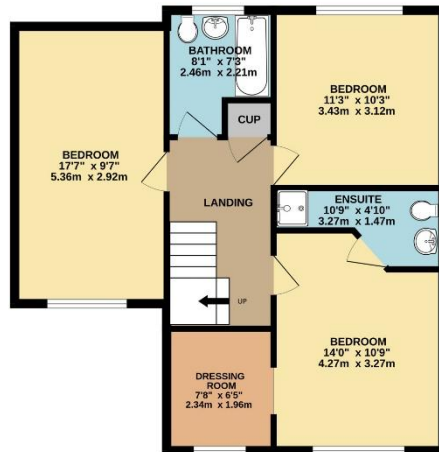
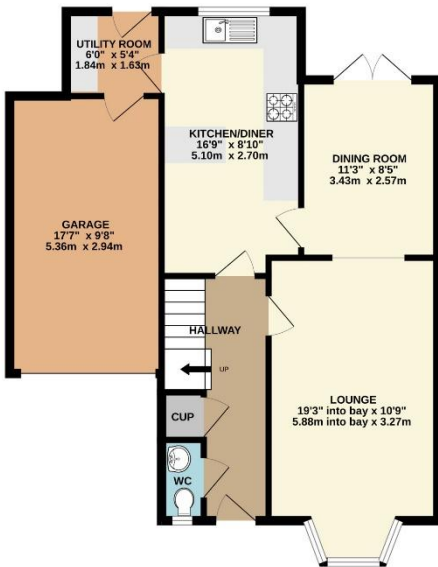




GROUND FLOOR

1ST FLOOR

2ND 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



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE