



- Spacious Semi Detached House
- 3 Bedrooms
- Modern Family Bathroom
- 24ft1 Lounge/Diner
- 23ft1 Kitchen
- Conservatory
- Landscaped Rear Garden
- Ample Off Street Parking & Garage

Willoughby Road, DN17 2QP,  
£190,000







Starkey&Brown are delighted to offer for sale this immaculately presented and deceptively spacious semi detached house on Willoughby Road. Sitting upon a generous size plot in a popular location with plenty of off street parking to the front, garage and impressive landscaped rear garden, early viewing is highly recommended. The internal accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall with feature glass staircase, large open plan lounge/diner, kitchen and conservatory. The property is located in a great location nearby to essential amenities and within easy access to more amenities further afield. Call today to view! Freehold. Council tax band: B





### Entrance Hallway

Having uPVC front entrance door, radiator and stairs rising to the first floor with feature glass staircase and storage cupboard beneath.

### Lounge/Diner

11' 5" max x 24' 1" max (3.48m x 7.34m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors into the conservatory, two radiators and coved ceiling.

### Kitchen

6' 9" x 23' 1" (2.06m x 7.03m)

Having two uPVC double glazed windows to the side aspect, uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler and space/plumbing for white goods.

### Conservatory

10' 6" x 11' 3" (3.20m x 3.43m)

Having uPVC double glazed windows and French doors to the rear aspect and radiator.

### First Floor Landing

Having uPVC double glazed window to the rear aspect and access to the loft.

### Bedroom 1

11' 7" x 11' 2" (3.53m x 3.40m)

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

### Bedroom 2

11' 7" x 11' 6" (3.53m x 3.50m)

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

### Bedroom 3

6' 9" x 7' 6" (2.06m x 2.28m)

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

### Family Bathroom

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

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin set in vanity unit, WC, ceiling spotlights and heated towel rail.

### Outside Front

Having off street parking for numerous cars and access to the garage.

### Outside Rear

The rear garden is recently landscaped and generous in size, including a lawned area with fenced surround, raised beds and patio area ideal for entertaining.

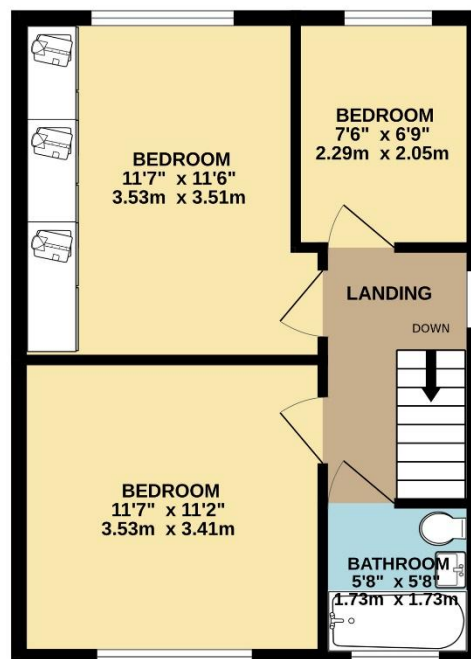
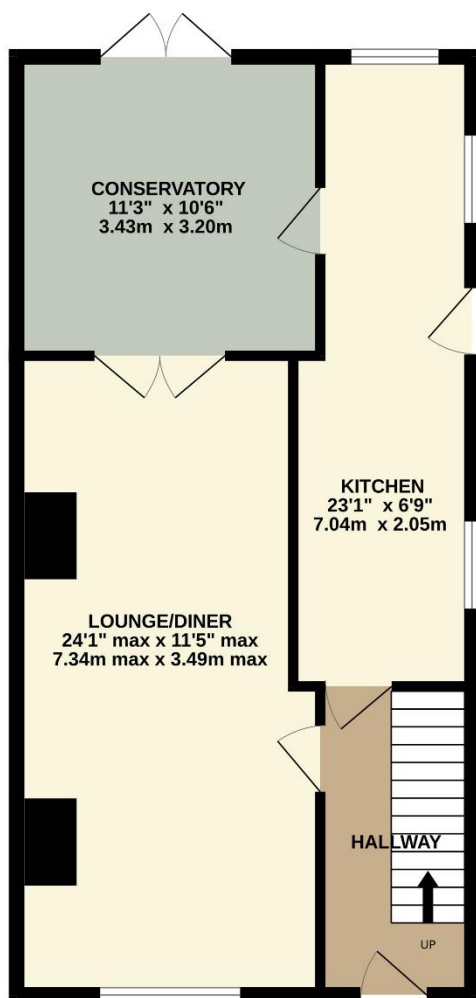




GROUND FLOOR



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](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE