



- Beautiful Semi Detached Family Home
- 3 Double Bedrooms
- 18ft8 Lounge with French Doors
- Modern Family Bathroom
- Double Garage
- Ample Off Street Parking
- Front & Rear Gardens
- Quiet Location

Lime Grove, DN16 2HL,
£192,950





Starkey&Brown are delighted to offer for sale this well presented semi detached family home on Lime Grove within the sought after Lincoln Gardens area of Scunthorpe. The property sits on a generous plot with gated access to plenty of parking to the front, double garage with workshop and well maintained front and rear gardens. Internally the property comprises of 3 double bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge/diner overlooking the rear garden, kitchen with pantry and under stairs storage and a 16ft9 extension to the rear (ideal for a utility room/shower room). An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Hallway

Having double glazed front entrance door, two double glazed windows to the front aspect, radiator, coved ceiling, storage cupboard and stairs rising to the first floor.

Lounge/Diner

11' 5" x 18' 8" (3.48m x 5.69m)

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

Kitchen

9' 3" x 10' 9" (2.82m x 3.27m)

Having double glazed window to the rear aspect, door into extension, radiator, under stairs storage cupboard, pantry cupboard, wall and base units with work surfaces over, inset sink and drainer unit, built in oven and hob, coved ceiling and space/plumbing for washing machine.

Extension

6' 1" x 16' 9" (1.85m x 5.10m)

Having windows to the side and rear aspects and door to the rear garden. Separate water mains and supply ideal for utility room/shower room/WC.

First Floor Landing

Having double glazed window to the rear aspect, coved ceiling and access to the loft.

Bedroom 1

14' 7" x 9' 1" (4.44m x 2.77m)

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

Bedroom 2

10' 9" x 9' 1" (3.27m x 2.77m)

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

Bedroom 3

9' 7" x 10' 3" (2.92m x 3.12m)

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

Family Bathroom

8' 7" x 5' 7" (2.61m x 1.70m)

Having double glazed window to the front aspect, bath with shower over, wash hand basin, low level WC, ceiling spotlights and vertical radiator.

Double Garage

16' 10" x 16' 6" (5.13m x 5.03m)

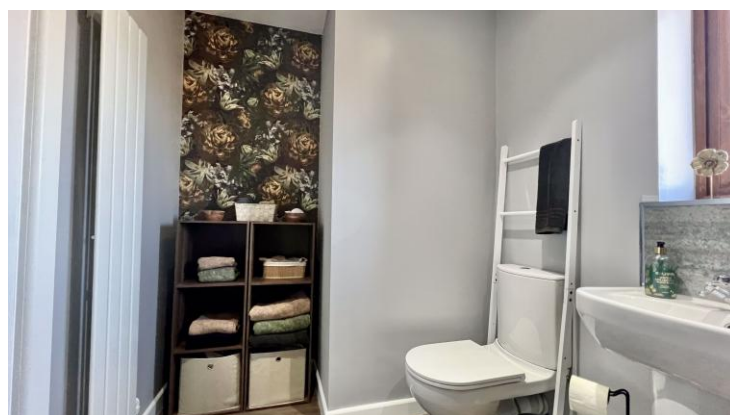
Having up and over door, light and power. There is a workshop to the rear.

Outside Front

The front garden is mainly laid to lawn with a pathway leading to the front door. Double gates at the front open to a large area of off street parking for numerous vehicles, there is also a double garage and secure gate leading to the rear garden.

Outside Rear

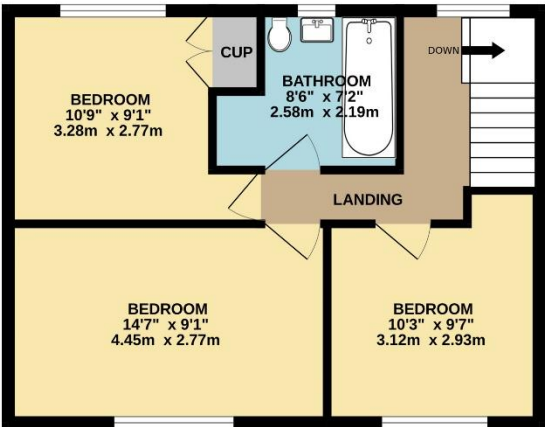
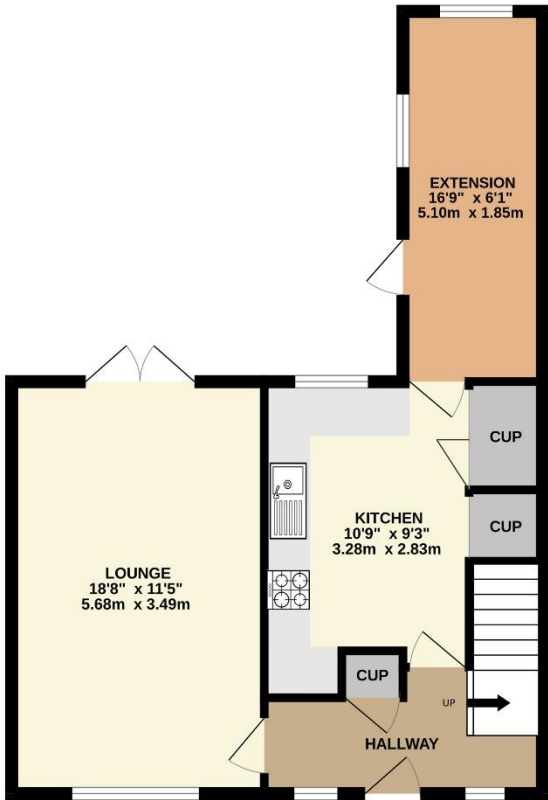
The enclosed rear garden is mainly laid to lawn with a fenced surround and garden shed.





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

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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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