



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Low Maintenance Rear Garden
- Off Street Parking
- Garage
- Sought After Hospital Location
- Chain Free

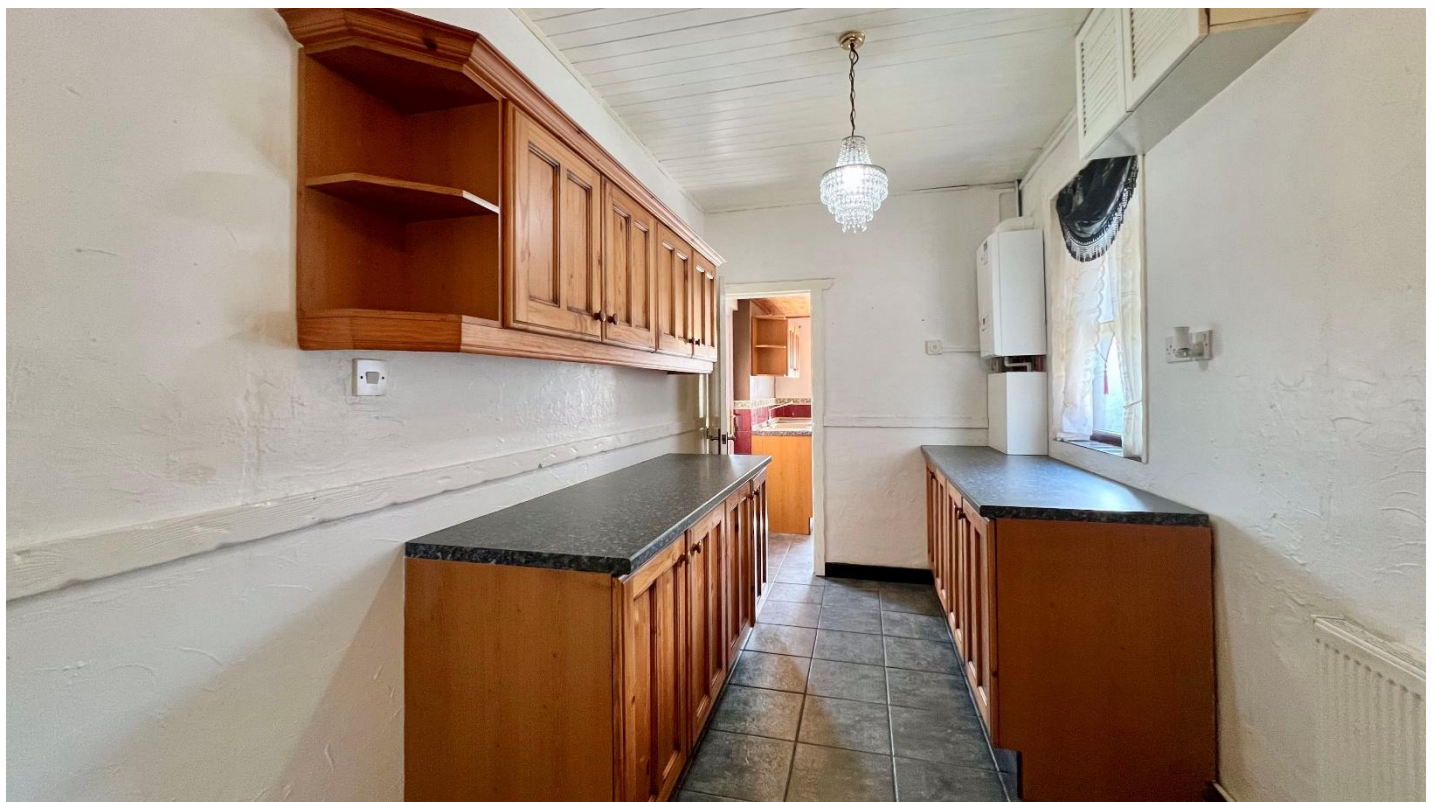
Church Lane, DN15 7AE,  
£145,000







Starkey&Brown are delighted to offer for sale this semi detached house on Church Lane within the ever popular Hospital area. The property includes 3 bedrooms, 2 reception rooms, kitchen, bathroom, off street parking, paved rear garden and a garage accessed via the rear. Call today to view! Freehold. Council tax band: B





### Hallway

Having double glazed door to the side aspect, double glazed window to the front aspect and stairs rising to the first floor.

### Lounge

11' 5" x 14' 6" into bay (3.48m x 4.42m)

Having double glazed bay window to the front aspect, coved ceiling, feature fireplace and sliding doors into the sitting room.

### Sitting Room

11' 5" x 13' 9" (3.48m x 4.19m)

Having sliding doors to the rear aspect and coved ceiling.

### Kitchen

6' 10" x 13' 5" (2.08m x 4.09m)

Having double glazed window to the side aspect, radiator, gas central heating boiler and wall and base units with work surfaces over.

### Kitchen 2

6' 5" x 7' 9" (1.95m x 2.36m)

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

### First Floor Landing

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

### Bedroom 1

11' 5" x 13' 10" (3.48m x 4.21m)

Having double glazed window to the rear aspect, coved ceiling and wall mounted heater.

### Bedroom 2

11' 5" x 14' 6" into bay (3.48m x 4.42m)

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

### Bedroom 3

6' 10" x 7' 10" (2.08m x 2.39m)

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

### Shower Room

6' 10" x 7' 9" (2.08m x 2.36m)

Having double glazed window to the rear aspect, shower cubicle, wash hand basin and radiator.

### Outside Front

Double gates open into a hardstanding area providing off street parking for a number of vehicles.

### Outside Rear

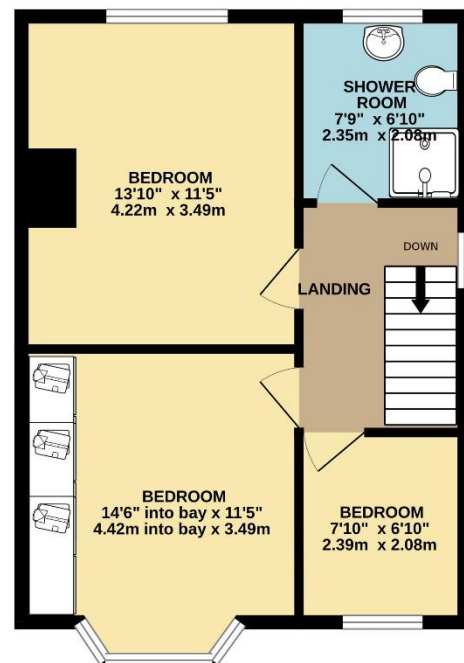
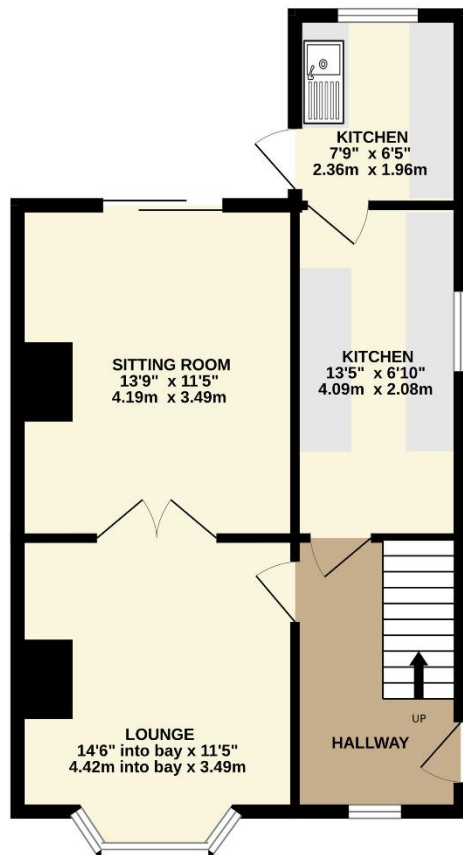
The low maintenance rear garden is mainly paved with a fenced surround, the garage is accessed from the rear.





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.

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