



- Detached Family Home
- Immaculately Presented Throughout
- 3 Bedrooms
- 13ft2 Lounge & 17ft6 Kitchen/Diner

- Generous Corner Plot Garden
- Driveway & Garage
- EV Charging Point
- Call To View!

Ontario Road, DN17 2TQ,
£195,000





Starkey&Brown are delighted to offer for sale beautifully presented detached family home Ontario Road over a the recent years the property has undergone a comprehensive scheme of improvement works and has accommodation which briefly comprises of spacious entrance hallway, 13ft2 lounge, 17ft6 kitchen/diner, first floor landing, three well proportioned bedrooms and shower room. Outside the property stands upon a generous sized corner plot with gardens to the front, side and rear and double wooden gates leading to gravel driveway and garage located to the side/rear. A viewing would be highly recommended in order for it to be fully appreciated!



Entrance Hallway

Having part glazed composite front door, laminate wood affect flooring, radiator, stairs with oak and glass balustrade leading to 1st floor.

Lounge

13' 2" x 11' 3" (4.01m x 3.43m)

Having laminate wood affect flooring, radiator and coved ceiling.

Kitchen/Diner

17' 8" x 8' 7" (5.38m x 2.61m)

Having a range of matching wall and base units, single drainer sink units with mixer taps over and tiled splashbacks, built in eye level oven, ceramic hob with cooker hood over, integral full height fridge/freezer, integral dishwasher, plumbing for washing machine, ceramic tiled floor, radiator, cover ceiling, understairs storage cupboard with concealed Worcester central heating boiler and composite door leading to side garden.

First Floor Landing

Having access to part boarded loft.

Bedroom 1

10' 10" x 10' 3" (3.30m x 3.12m)

Having radiator and coved ceiling.

Bedroom 2

10' 10" x 9' 10" (3.30m x 2.99m)

Having radiator and coved ceiling.

Bedroom 3

7' 3" x 7' 3" (2.21m x 2.21m)

Currently utilised as an office having laminate wood affect flooring, radiator and coved ceiling.

Shower Room

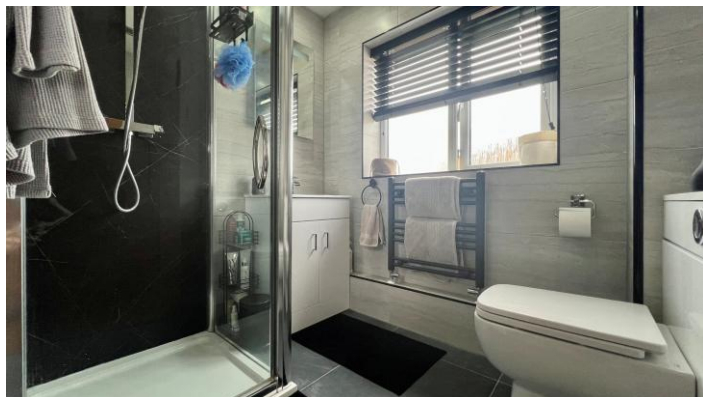
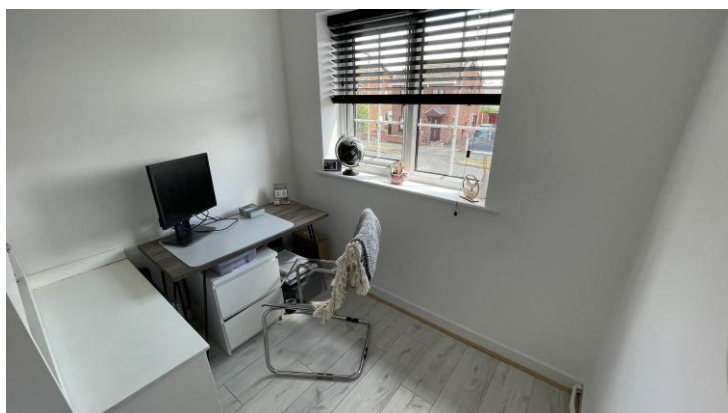
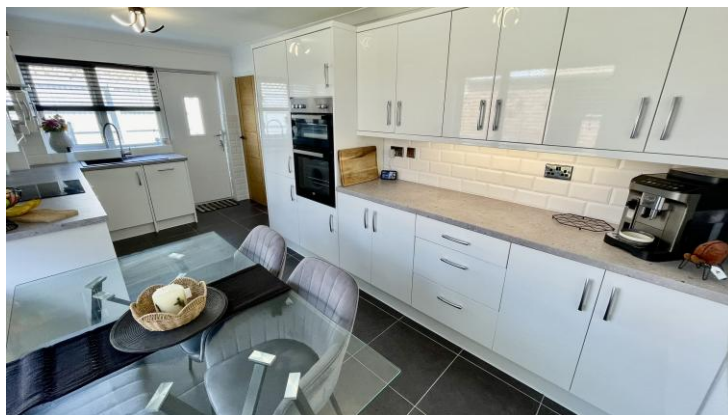
Having three piece suite comprising of shower cubicle with aqua board splashbacks, mains fed rainfall shower, additional handheld shower attachment and glass shower door, wash hand basin and vanity unit, low level WC, ceramic tiled floor, heated hand towel rail, fully tiled walls, LED downlights and extractor.

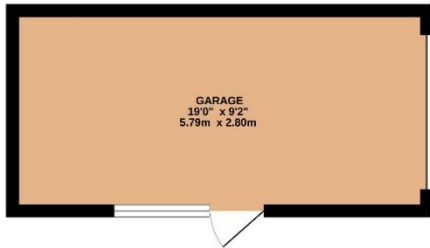
Outside Front

To the front of the property is a landscaped comprising gravel with railway sleeper boarders to include a variety of plants and shrubs, resin pathway and gate leading to side/rear garden.

Outside Rear

To the rear of the property is a generous sized garden that extends to the side of the property and offers an excellent degree of privacy, being mainly lawn with railway sleeper boarders to include a variety of plants. Two paved patio areas, outside lighting, cold water tap, resin path leading to driveway and garage with electric vehicle charging point and additional personnel door leading to garage.

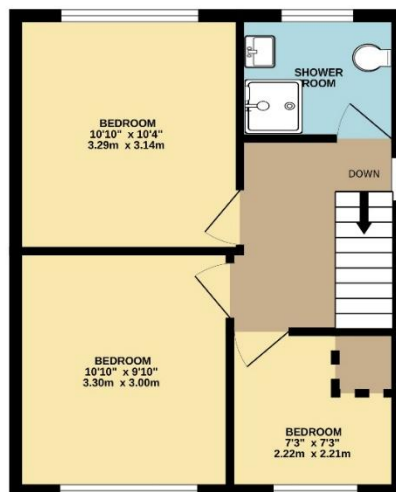
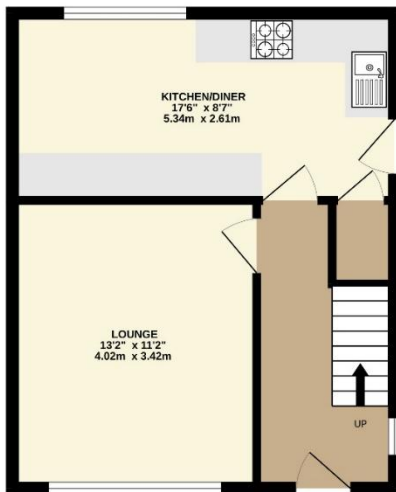




GROUND FLOOR

GARAGE

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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