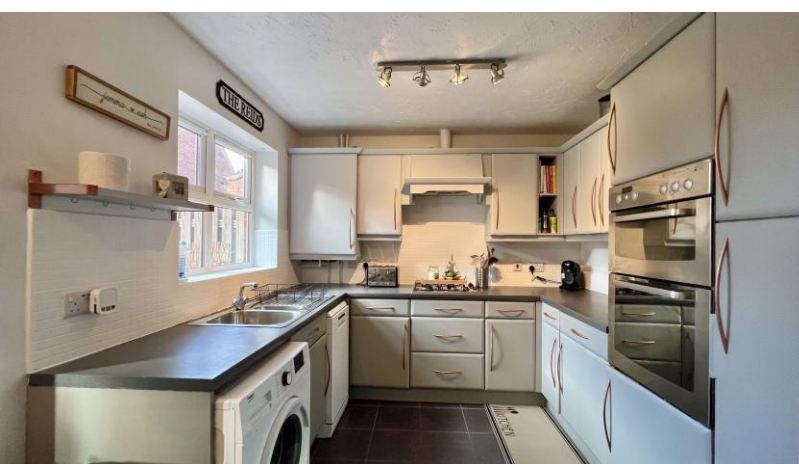




- Mid Townhouse
- 3 Storey Accommodation
- 3 Bedrooms
- Master En-suite plus Family Bathroom
- L Shaped Kitchen/Diner
- Downstairs WC
- Off Street Parking & Garage
- Excellent Amenities Nearby

Laurel Way, DN16 3GT,
£165,000





Starkey&Brown are delighted to offer for sale this well presented mid townhouse in the popular Timberlands area with spacious accommodation across 3 floors. The property briefly comprises of a master bedroom with en-suite and additional bedroom to the second floor, double bedroom, family bathroom and lounge to the first floor, whilst downstairs boasts an entrance hall, WC and L shaped kitchen/diner overlooking the rear garden. Additional features include off street parking, garage, enclosed rear garden and a modern gas central heating boiler. The property sits in an excellent location nearby to a wide range of amenities, transport links and highly regarded schools. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Hall

Having front door entry, radiator, two storage cupboards and stairs rising to the first floor.

Downstairs WC

3' 1" x 5' 8" (0.94m x 1.73m)

Having WC, wash hand basin and radiator.

Kitchen/Diner

16' 1" x 12' 1" (4.90m x 3.68m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, dishwasher, built in oven, hob and extractor and space for white goods.

First Floor Landing

Having radiator and stairs to the second floor.

Lounge

16' 2" x 12' 10" (4.92m x 3.91m)

Having two uPVC double glazed windows to the front aspect, two radiators and coved ceiling.

Bedroom 2

8' 9" x 12' 7" (2.66m x 3.83m)

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

Family Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

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

Second Floor Landing

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

Bedroom 1

12' 4" x 13' 2" into bay (3.76m x 4.01m)

Having uPVC double glazed window to the front aspect, radiator, built in cupboard and door to en-suite.

En-suite

3' 6" x 8' 3" (1.07m x 2.51m)

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

Bedroom 3

8' 9" x 9' 8" (2.66m x 2.94m)

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

Garage

8' 9" x 16' 2" (2.66m x 4.92m)

Having roller door, door into hallway, light and power.

Outside Front

Having off street parking.

Outside Rear

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

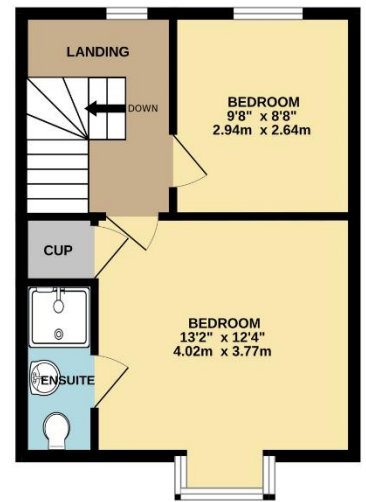
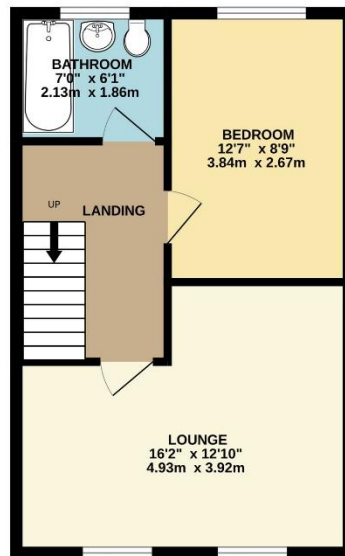
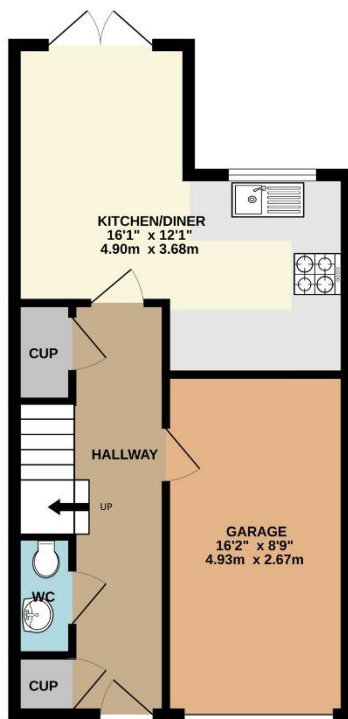




GROUND FLOOR

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.

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