



- Non-Standard Construction
- 3 Well Proportioned Bedrooms
- Bathroom & Separate WC
- Lounge & Separate Dining Room
- Large Rear Garden
- Off Street Parking
- Garage
- Ideal First Time Buyer Home

Queens Crescent, Keadby, DN17 3DJ,
£135,000



LARGE REAR GARDENS! OFF STREET PARKING AND GARAGE! Starkey&Brown are delighted to offer for sale this end terrace house on Queens Crescent, Keadby. The accommodation briefly comprises of 3 well proportioned bedrooms, modern bathroom and separate WC to the first floor, which downstairs boasts an entrance hall, lounge, separate dining room and kitchen. Outside the property benefits from off street parking, a garage and excellent rear gardens offering lots of space extending to the River bank. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hall

Having uPVC double glazed front entrance door, radiator and stairs rising to the first floor.

Lounge

17' 7" x 9' 5" (5.36m x 2.87m)

Having uPVC double glazed window to the front aspect, two radiators, coved ceiling and multi fuel stove fire.

Dining Room

15' 8" x 9' 9" (4.77m x 2.97m)

Having uPVC double glazed window and sliding doors to the rear aspect, radiator, coved ceiling and under stairs storage cupboard.

Kitchen

5' 5" x 9' 9" (1.65m x 2.97m)

Having uPVC double glazed window to the side aspect, door to the rear garden, wall and base units with work surfaces over, inset sink and drainer unit, built in oven with hob and space for further appliances.

First Floor Landing

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

Bedroom 1

11' 9" x 9' 8" (3.58m x 2.94m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in cupboards.

Bedroom 2

9' 2" x 9' 8" (2.79m x 2.94m)

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

Bedroom 3

8' 8" x 9' 7" (2.64m x 2.92m)

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

Bathroom

5' 10" x 6' 4" (1.78m x 1.93m)

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

WC

Having uPVC double glazed window to the rear aspect, WC, radiator and coved ceiling.

Outside

Having off street parking, garage and generously sized lawned gardens which extend all the way back to the River bank.





GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



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 vendor'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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