



- Built in 2022
- Desirable Private Road Location
- Spacious Plot
- Detached Family Home

- 4 Bedrooms
- 2 Bathrooms plus Downstairs WC
- 19ft3 Kitchen/Diner
- MUST VIEW!

Lakeside View, DN17 4FE,
£385,000





Starkey&Brown are delighted to offer for sale this fantastic modern family home on Lakeside View, Ealand. The property was built in 2022 and occupies a spacious plot in an exclusive private cul-de-sac of only 5 properties. The internal accommodation comprises of 4 good size bedrooms (each with fitted wardrobes), master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hallway, lounge, 19ft3 kitchen/diner overlooking the rear garden, utility room and WC. Additional features include oak doors throughout, integrated Bosch appliances, under floor heating downstairs, car port, off street parking for numerous vehicles, EV charging point and gardens to the front, rear and side. An internal inspection is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: E



Hallway

Having front entrance door, ceiling spotlights, stairs rising to the first floor and under floor heating.

Lounge

13' 1" x 18' 5" (3.99m x 5.61m)

Having uPVC double glazed window to the front aspect, ceiling spotlights, under stairs storage cupboard and under floor heating.

Kitchen/Diner

19' 3" x 16' 11" (5.88m x 5.17m)

Having uPVC double glazed window and French doors to the rear aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in Bosch appliances, ceiling spotlights and under floor heating.

Utility Room

5' 10" x 12' 0" (1.78m x 3.66m)

Having door to the rear aspect, ceiling spotlights, boiler, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and under floor heating.

WC

5' 10" x 4' 11" (1.78m x 1.50m)

Having uPVC double glazed window to the side aspect, wash hand basin set in vanity unit, WC, ceiling spotlights and under floor heating.

First Floor Landing

Having ceiling spotlights and access to the loft.

Master Bedroom

12' 7" x 13' 7" (3.84m x 4.15m)

Having uPVC double glazed window to the front aspect, radiator, fitted wardrobes with drawers and rails and door to en-suite.

En-suite

9' 7" x 3' 5" (2.93m x 1.04m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin set in vanity unit, WC, ceiling spotlights and heated towel rail.

Bedroom 2

12' 7" x 13' 6" (3.84m x 4.13m)

Having uPVC double glazed window to the rear aspect, radiator and fitted wardrobes with drawers and rails.

Bedroom 3

12' 6" x 13' 6" (3.82m x 4.13m)

Having uPVC double glazed window to the rear aspect, radiator and fitted wardrobes with drawers and rails.

Bedroom 4

9' 6" x 13' 7" (2.89m x 4.15m)

Having uPVC double glazed window to the front aspect, radiator and fitted wardrobes with drawers and rails.

Family Bathroom

5' 11" x 7' 10" (1.81m x 2.38m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin set in vanity unit, WC, ceiling spotlights and heated towel rail.

Garage

8' 10" x 13' 8" (2.68m x 4.15m)

Having remote control electric door, light and power.

Outside

The property sits on a private road of only 5 properties. Occupying a generous 65ft frontage, the property has a block paved parking area for numerous vehicles, there is also a car port and EV charging point. The front garden is mainly laid to lawn. The rear garden is laid with Indian patio slabs, has a bespoke workshop which is 12ft by 10ft, a shed, two double outside electrical sockets and is enclosed by a fenced surround. The side garden is mainly laid to lawn.

Agents Note

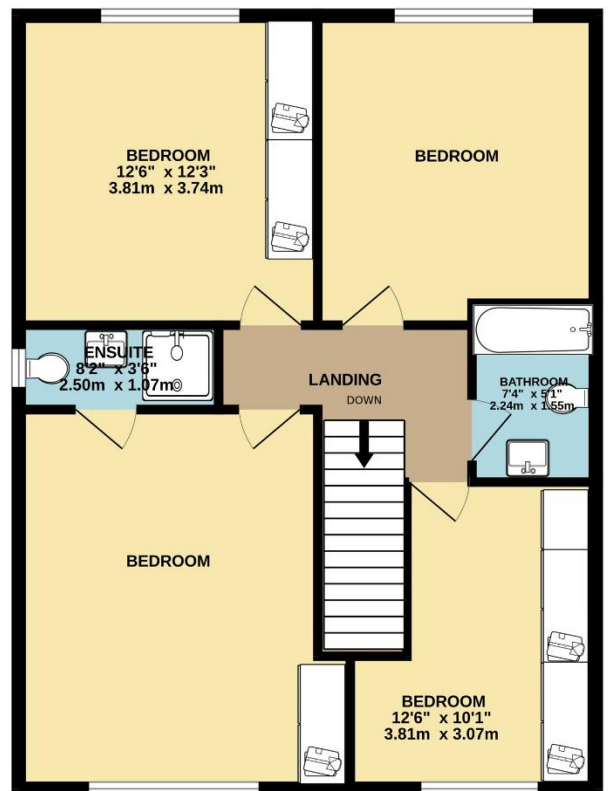
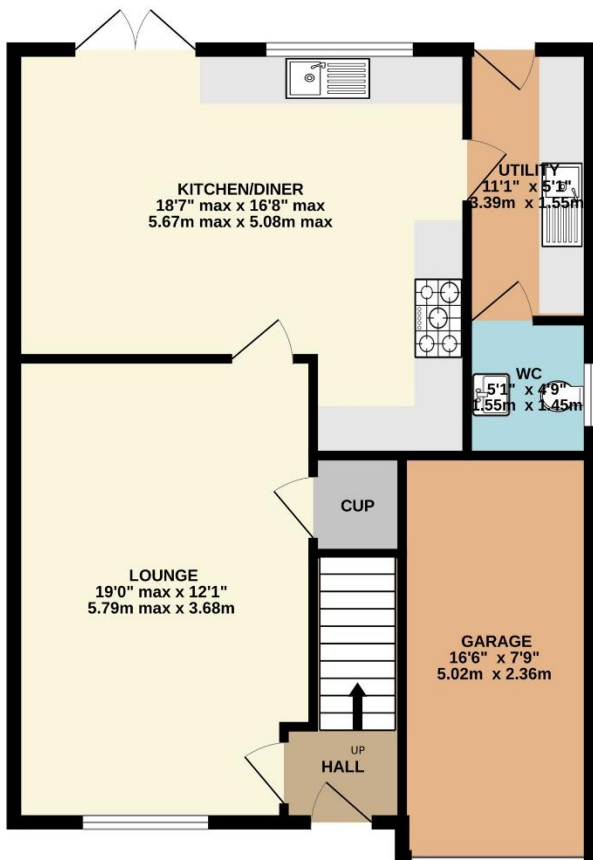
Any interested parties please be aware there is an annual charge of £99 for maintenance of the private road.





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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