





- Sought After Ashby Location
- Cul-de-sac Position
- Semi Detached House
- 3 Bedrooms
- Kitchen & Utility Room
- Lounge/Diner plus Conservatory
- Rear Garden with Summerhouse
- Off Street Parking & Garage

Lancaster Road, DN16 3JH,
£210,000

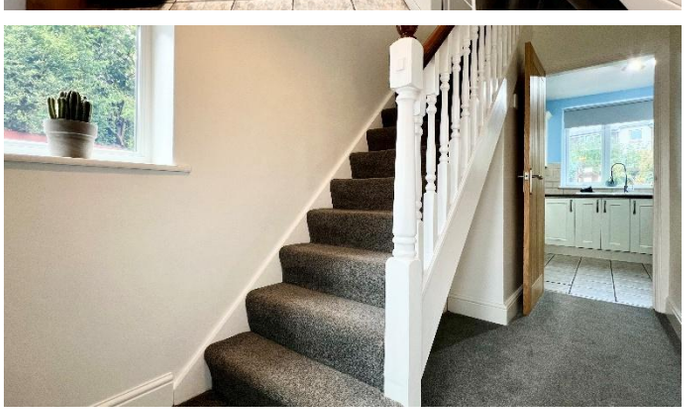
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Starkey&Brown are delighted to offer for sale this spacious and well presented semi detached house ideally positioned in the cul-de-sac end of Lancaster Road, Ashby. An ideal family home with accommodation briefly comprising of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hallway, good size lounge/diner, conservatory, kitchen and useful utility room. Outside the property has ample off street parking for numerous vehicles, there's also a garage and beautiful rear garden offering an excellent degree of privacy with a summer house ideal for entertaining. Additional features include a fantastic range of amenities nearby along with convenient bus routes and highly regarded schools. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B






Entrance Hallway
Having front entrance door, uPVC double glazed window to the side aspect, radiator and stairs rising to the first floor with under stairs storage.



Lounge/Diner
12' 3" x 21' 7" (3.73m x 6.57m)
Having uPVC double glazed window to the front aspect, two radiators, coved ceiling and feature fireplace.

Conservatory
8' 7" x 9' 9" (2.61m x 2.97m)
Having uPVC double glazed French doors to the side aspect and uPVC double glazed windows.



Kitchen
9' 2" x 9' 1" (2.79m x 2.77m)
Having uPVC double glazed window to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and breakfast bar.

Utility Room
7' 5" x 8' 1" (2.26m x 2.46m)
Having uPVC double glazed window to the side aspect, door to the front aspect, a range of wall and base units with work surfaces over and space/plumbing for white goods.

First Floor Landing
Having uPVC double glazed window to the side aspect, coved ceiling and loft access.



Bedroom 1
11' 6" x 12' 5" (3.50m x 3.78m)
Having uPVC double glazed window to the front aspect, coved ceiling and radiator.

Bedroom 2
11' 6" x 9' 4" (3.50m x 2.84m)
Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom 3
8' 4" x 9' 6" (2.54m x 2.89m)
Having uPVC double glazed window to the front aspect, coved ceiling and radiator.



Bathroom
9' 2" x 5' 6" (2.79m x 1.68m)
Having uPVC double glazed window to the rear aspect, panelled bath, shower cubicle, wash hand basin, WC, radiator, coved ceiling and ceiling spotlights.

Outside Front
Having a low maintenance garden, off street parking for numerous vehicles and access to the garage.



Outside Rear
A spacious rear garden offering an excellent degree of privacy. Having a lawned garden with a range of plants, trees and shrubs, paved patio areas, fenced surround, summerhouse and greenhouse.

Summerhouse
17' 2" x 10' 4" (5.23m x 3.15m)

Garage
Partitioned into 2 sections 9ft10 x 15ft and 9ft10 x 11ft7.

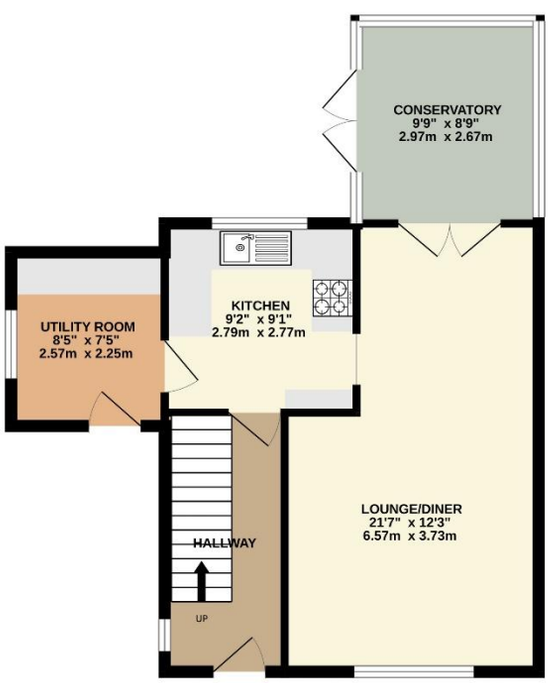




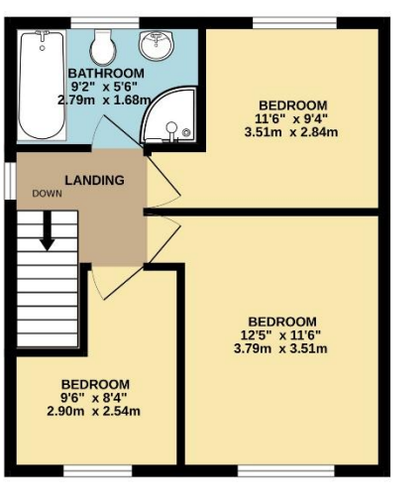




GROUND FLOOR



1ST FLOOR



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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 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.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk

www.starkeyandbrown.co.uk

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