



- Sought After Timberlands Location
- Detached Family Home
- 4 Well Proportioned Bedrooms
- Master En-Suite & Family Bathroom

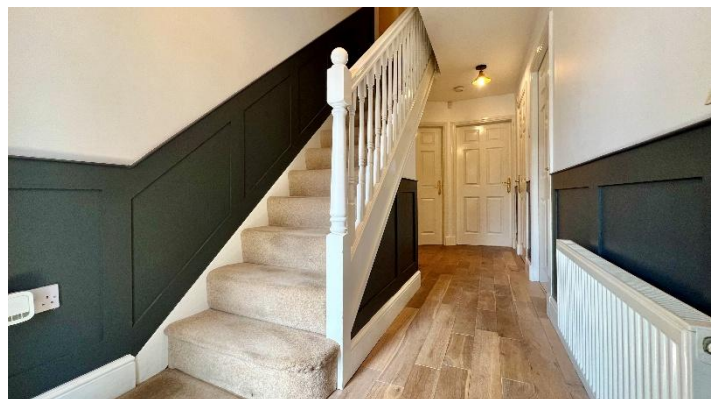
- Downstairs WC plus Utility Room
- 2 Reception Rooms
- Off Street Parking & Garage
- Enclosed Rear Garden

Mulberry Gardens, DN16 3FR,  
£295,000





Starkey&Brown are delighted to offer for sale this detached family home on Mulberry Gardens, ideally located within the popular Timberlands area. The property offers spacious accommodation throughout briefly comprising of 4 well proportioned double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge overlooking the rear garden, bay fronted dining room, kitchen, utility room and downstairs WC. Additional features include off street parking, garage and an enclosed rear garden. The property sits in an excellent location nearby to highly regarded schools and a great range of local amenities, call today to view! Freehold. Council tax band: D



### Entrance Hallway

Having front entrance door, radiator and stairs rising to the first floor with under stairs storage cupboard.

### Lounge

11' 3" x 17' 2" into bay (3.43m x 5.23m)

Having uPVC double glazed French doors overlooking the rear garden, radiator, coved ceiling and feature fireplace.

### Dining Room

8' 3" x 13' 6" into bay (2.51m x 4.11m)

Having uPVC double glazed bay window to the front aspect, radiator and coved ceiling.

### Kitchen

11' 4" x 12' 0" (3.45m x 3.65m)

Having uPVC double glazed window to the rear aspect, radiator, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and built in fridge freezer.

### Utility Room

5' 3" x 4' 9" (1.60m x 1.45m)

Having door to the side aspect, radiator, a range of base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and shelving.

### Downstairs WC

2' 4" x 4' 9" (0.71m x 1.45m)

Having WC, wash hand basin and radiator.

### First Floor Landing

Having loft access, radiator and airing cupboard.

### Bedroom 1

11' 3" x 12' 1" (3.43m x 3.68m)

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

### En-suite

7' 8" x 6' 4" (2.34m x 1.93m)

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

### Bedroom 2

11' 7" x 9' 2" (3.53m x 2.79m)

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

### Bedroom 3

11' 3" x 9' 2" (3.43m x 2.79m)

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

### Bedroom 4

8' 4" x 9' 2" (2.54m x 2.79m)

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

### Family Bathroom

7' 9" x 7' 4" (2.36m x 2.23m)

Having uPVC double glazed window to the side aspect, panelled bath, shower cubicle, wash hand basin, WC, heated towel rail and ceiling spotlights.

### Garage

8' 2" x 16' 0" (2.49m x 4.87m)

Having up and over door, light, power and gas central heating boiler.

### Outside Front

Having off street parking, garage and access to the rear garden.

### Outside Rear

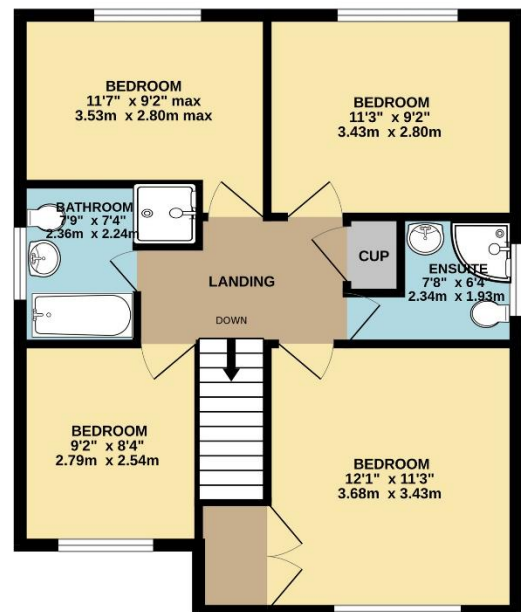
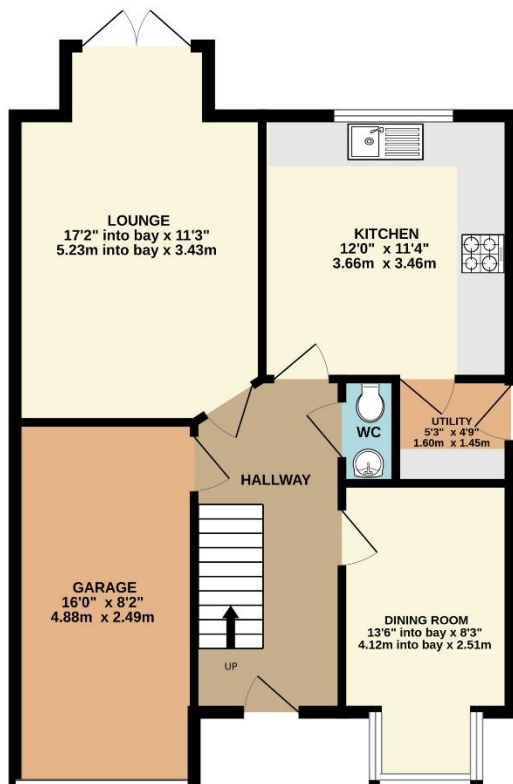
The enclosed rear garden is mainly laid to lawn with a paved patio area.





GROUND FLOOR

1ST FLOOR



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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](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)

