



- Detached House
- Electric Gates to Driveway
- 4 Bedrooms
- 2 Reception Rooms

- Double Garage
- Downstairs Under Floor Heating
- Council Tax Band F
- EPC Band D

Stallingborough Road, Healing, DN41 7QF,
Monthly Rental Of £1,400



Starkey&Brown are pleased to offer TO LET this detached house on Stallingborough Road. The accommodation comprises of an entrance hallway, two good sized reception rooms, spacious kitchen / diner with doors leading on to an enclosed rear garden, utility room. To the first floor is master bedroom having an en-suite and dressing area, three further bedrooms and a family bathroom. Holding Fee £323- and Deposit £1615



Entrance Hallway

Having wooden door to front aspect, with two double glazed windows, tiled flooring with under floor heating and staircase leading to the first floor.

Living Room

17' 0" x 12' 9" (5.18m x 3.88m)

Having open fire with fire surround and mantle, radiator, double glazed windows to front and side aspects and under floor heating.

Dining Room

11' 10" x 12' 6" (3.60m x 3.81m)

Having double glazed windows to front aspects and under floor heating.

Kitchen/Diner

13' 1" x 29' 4" (3.98m x 8.93m)

Having a range of base and wall units, oven and gas hob with extractor fan over, porcelain sink, tiled splashbacks, kitchen isle in centre, double glazed windows to the rear aspect, tiled flooring and underfloor heating.

Utility room

10' 4" x 8' 1" (3.15m x 2.46m)

Having window to the rear aspect, double glazed door to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit and tiled flooring with under floor heating.

WC

6' 11" x 26' 7" (2.10m x 8.1m)

Having low level WC with sink and tiled flooring.

Master bedroom

17' 9" x 12' 9" (5.41m x 3.88m)

Having double glazed window to front aspect, radiator, leading onto dressing room and en-suite.

Dressing Room

5' 0" x 6' 0" (1.52m x 1.83m)

Having 2 wash hand basins set in vanity unit.

En-suite

7' 8" x 10' 1" (2.34m x 3.07m)

Having double glazed window to rear aspect, freestanding bath with shower attachment over, shower cubicle, low level WC, tiled flooring and radiator.

Family Bathroom

9' 9" x 7' 5" (2.97m x 2.26m)

Having double glazed window to rear aspect, shower cubicle, low level WC, panelled bath, radiator and pedestal wash hand basin.

Bedroom 2

13' 1max" x 9' 5max" (3.98m x 2.87m)

Having double glazed window to rear aspect and radiator.

Bedroom 3

11' 10" x 12' 7" (3.60m x 3.83m)

Having double glazed window to front aspect and radiator.

Bedroom 4

9' 10" x 9' 9" (2.99m x 2.97m)

Having double glazed window to rear aspect and radiator.

Outside Front

Driveway with electric gates, double garage and lawned area.

Outside Rear

The rear garden offers an excellent degree of privacy and is mainly laid to lawn with a range of plants/shrubs/trees.

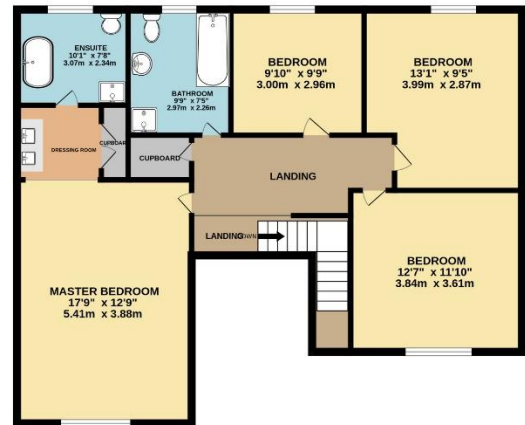




GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.



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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.

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