



- Detached House
- 3 Good Size Bedrooms
- Family Bathroom & En Suite to Master
- New Kitchen
- New Carpets
- Off Street Parking
- EPC Band C
- Council Tax Band C

Dean Road, DN17 1HG,
Monthly Rental Of £895.00



Starkey&Brown are delighted to offer to let this recently refurbished detached family home on Dean Road. The accommodation briefly comprises of 3 good size bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts a lounge, kitchen/diner and WC. Outside the property has off street parking, a garage and an enclosed rear garden which is mainly laid to lawn. The property sits in a great central location with amenities and schools nearby. Holding Fee £206 Deposit £1,032. Call today to view!



Hall

Having front entrance door, radiator and door into living room.

Living Room

15' 1" x 11' 0" (4.59m x 3.35m)

Having uPVC double glazed window to the front aspect, new carpet and two radiators.

Kitchen/Diner

10' 11" x 12' 10" (3.32m x 3.91m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, new wall and base units with work surfaces over, new inset sink and drainer unit, new oven, hob and extractor and space for white goods.

Down Stairs WC

5' 11" x 2' 9" (1.80m x 0.84m)

Having uPVC double glazed window to the side aspect, low level WC, wash hand basin and radiator.

First Floor Landing

Having uPVC double glazed window to the side aspect, radiator, built in cupboard and access to the loft.

Master Bedroom

13' 5" x 10' 9" (4.09m x 3.27m)

Having uPVC double glazed window to the front aspect, radiator, new carpet and door to en-suite.

En-suite

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC and radiator.

Bedroom 2

11' 3" x 9' 1" (3.43m x 2.77m)

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

Bedroom 3

11' 3" x 7' 7" (3.43m x 2.31m)

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

Bathroom

8' 1" x 5' 4" (2.46m x 1.62m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, low level WC, radiator and extractor fan.

Garage

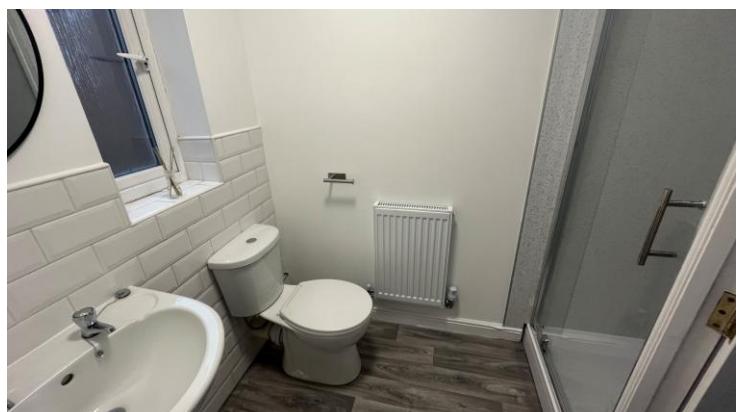
Having up and over door, light and power.

Outside Front

Having off street parking, low maintenance garden and access either side to the rear garden.

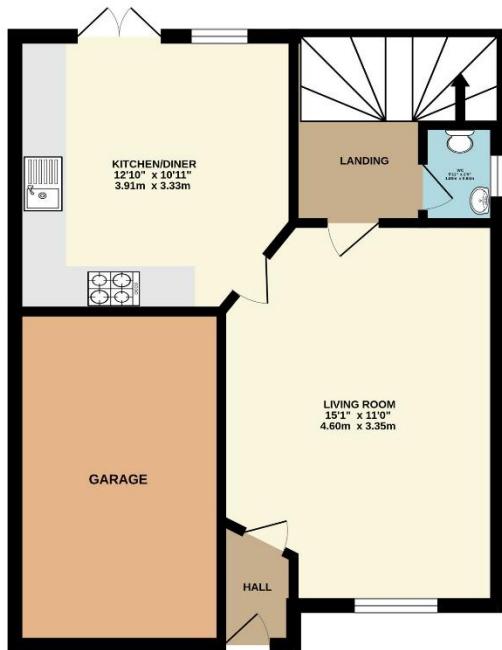
Outside Rear

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

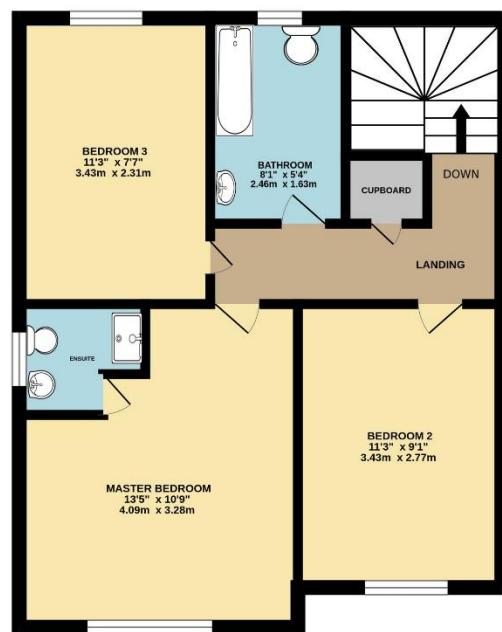




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 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

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 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.

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



www.starkeyandbrown.co.uk