

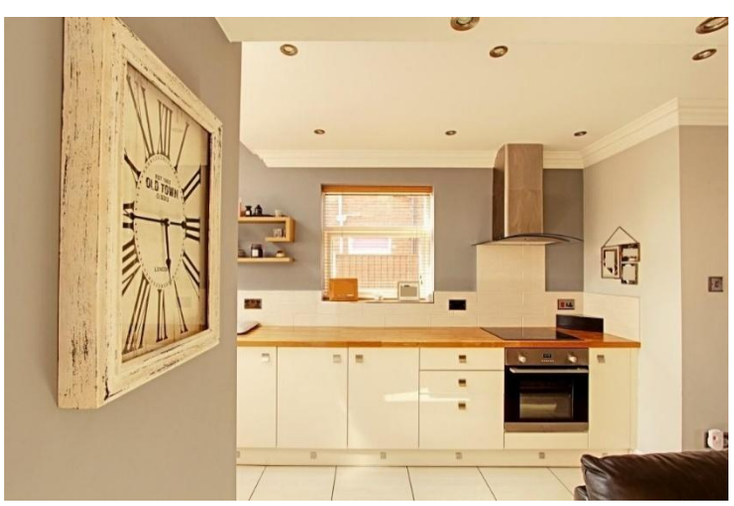
- Extended Semi Detached House
- 3 Bedrooms
- Impressive Open Plan Kitchen/Diner
- Bay Fronted Lounge
- Downstairs WC
- Off Street Parking & Garage
- South Facing Rear Garden
- CHAIN FREE!

Baysdale Road, DN16 2QD,
£195,000

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



Offered for sale with NO ONWARD CHAIN is this impressively extended semi detached house on Baysdale Road. The accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst the spacious downstairs boasts an entrance hallway, bay fronted lounge, WC and large open plan kitchen/diner with a range of appliances - perfect for families or entertaining. Outside the property has ample off street parking to the front, a garage and a south facing rear garden which offers an excellent degree of privacy. A sought after quiet location nearby to a great range of amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B









Hallway
Having door to the front aspect, radiator and stairs rising to the first floor.



Lounge
10' 5" x 13' 4" (3.17m x 4.06m)
Having uPVC double glazed bay window to the front aspect, radiator, coved ceiling and ceiling spotlights.

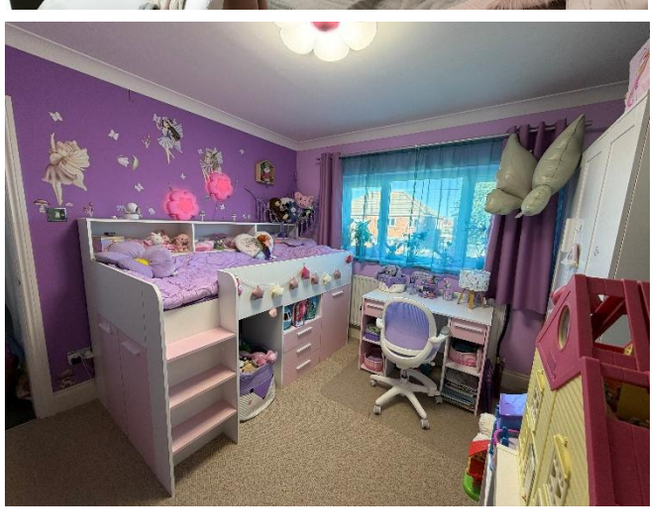
Kitchen/Diner/Family Room
17' 1" x 20' 6" (5.20m x 6.24m)
Having uPVC double glazed windows to the side and rear aspects, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the side aspect, Velux window, coved ceiling, ceiling spotlights, two radiators, ceiling speaker system, a range of base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in dishwasher, built in washing machine, built in wine cooler and fridge freezer.



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

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

Bedroom 1
10' 5" x 11' 7" (3.17m x 3.53m)
Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and wardrobes.



Bedroom 2
10' 5" x 10' 6" (3.17m x 3.20m)
Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Bedroom 3
6' 1" x 7' 6" (1.85m x 2.28m)
Having uPVC double glazed window to the front aspect, radiator and coved ceiling.



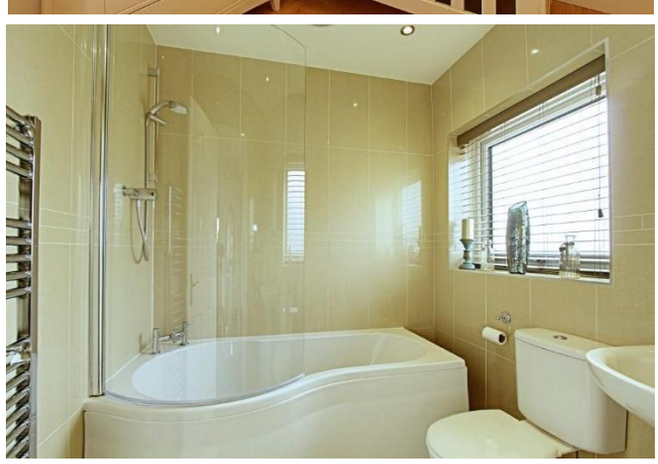
Bathroom
6' 1" x 6' 1" (1.85m x 1.85m)
Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail and ceiling spotlights.

Outside Front
Having off street parking, double gates to the side and access to the garage.

Outside Rear
Enclosed rear garden with a lawned area and paved patio area.

Agents Note
The seller is happy to sell the property part furnished, please discuss with Starkey&Brown for more details.



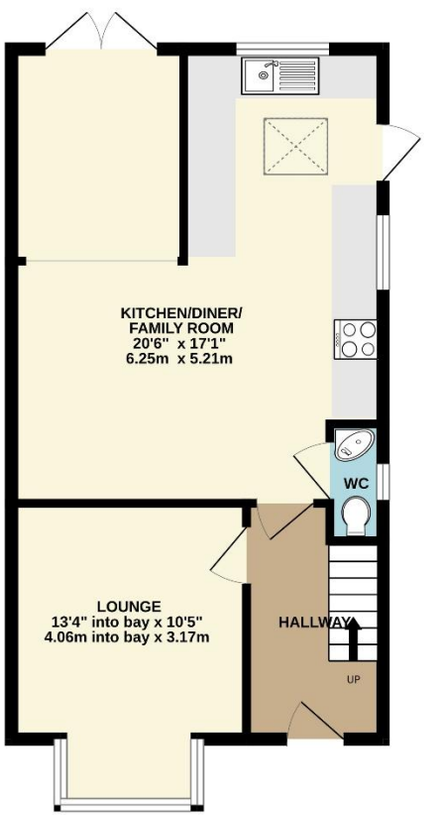




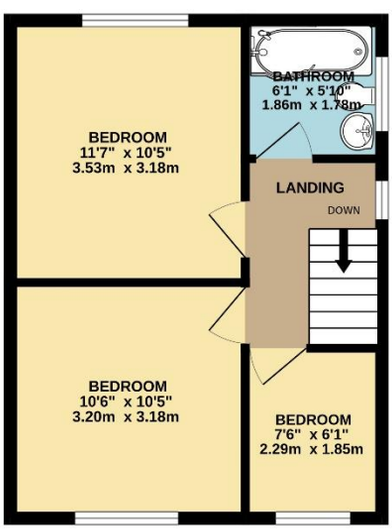




GROUND FLOOR



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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