





- CHAIN FREE!
- Highly Desirable Location
- Detached Family Home
- 4 Bedrooms
- Spacious Ground Floor Living Space
- 2 Garages
- Ample Off Street Parking
- Private Rear Garden

Clarendon Road, Scunthorpe, DN17 1EP,
£320,000

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



Starkey&Brown are pleased to offer for sale this extended detached family home located in this highly sought after residential location on Clarendon Road. The property would benefit from some modernisation however offers excellent potential to create the most wonderful family home and has accommodation which briefly comprises of entrance porch, entrance hallway, 16ft5 lounge with bay window to front aspect, dining room, sitting room with bay window overlooking the rear garden, 13ft10 kitchen, utility/shower room and WC. To the first floor is a spacious landing area, 4 good sized bedrooms and first floor family bathroom. Outside the property benefits from a driveway with space for several vehicles, integral garage and additional garage to the rear and established rear garden which offers an excellent degree of privacy. The property is being offered for sale with NO CHAIN. Call today to view! Freehold. Council tax band: D



Entrance Porch
Having uPVC front door into entrance hallway.

Entrance Hallway
Having radiator, stairs rising to the first floor and under stairs storage cupboard.

Lounge
16' 5" x 16' 4" (5.00m x 4.97m)
Having walk in bay window to the front aspect, radiator, wall lights, gas fireplace with marble half and surround.

Dining Room
9' 2" x 9' 0" (2.79m x 2.74m)
Having radiator and archway into sitting room.

Sitting Room
17' 5" x 14' 0" (5.30m x 4.26m)
Having large bay window overlooking the rear garden, radiator and cover ceiling.

Kitchen
13' 10" x 9' 0" (4.21m x 2.74m)
Having wall and base units, one and a half bowl single drainer sink unit with mixer taps over and tiled splash backs, electric cooker point, space for additional appliances and under stairs pantry.

Utility
Having plumbing for washing machine, tiled shower cubicle with electric shower appliance, radiator, extractor and uPVC door leading to rear garden.

WC
Having low level WC, wash hand basin, tile effect vinyl flooring, radiator and part tiled walls

First Floor Landing

Bedroom 1
15' 4" x 15' 2" (4.67m x 4.62m)
Having walk in bay window to front aspect, fitted wardrobes, radiator, coved ceiling and wall lights.

Bedroom 2
15' 0" x 11' 0" (4.57m x 3.35m)
Having radiator and coved ceiling.

Bedroom 3
17' 6" x 8' 0" (5.33m x 2.44m)
Having wash hand basin vanity unit, 2 radiators and coved ceiling.

Bedroom 4
8' 0" x 6' 0" (2.44m x 1.83m)
Having radiator.

Bathroom
Having 3 piece suite comprising of panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, radiator, part tiled walls and airing cupboard housing hot water cylinder.

Outside Front
Having a lawned garden area with a variety of plants and shrubs, outside lighting, concrete driveway giving access to garage and also having space for several vehicles extending onto the rear and leading to second garage which is located to the rear.

Garage 1
14' 4" x 8' 2" (4.37m x 2.49m)
Having an up and over door, power and lighting, frosted window to side aspect and wall mounted Ideal central heating boiler (approximately 2 years old)

Garage 2
Being of concrete sectional construction with up and over door.

Outside Rear
Having an established garden offering an excellent degree of privacy, comprising of lawn with a variety of plants, shrubs and trees, several patio areas and outside lighting.









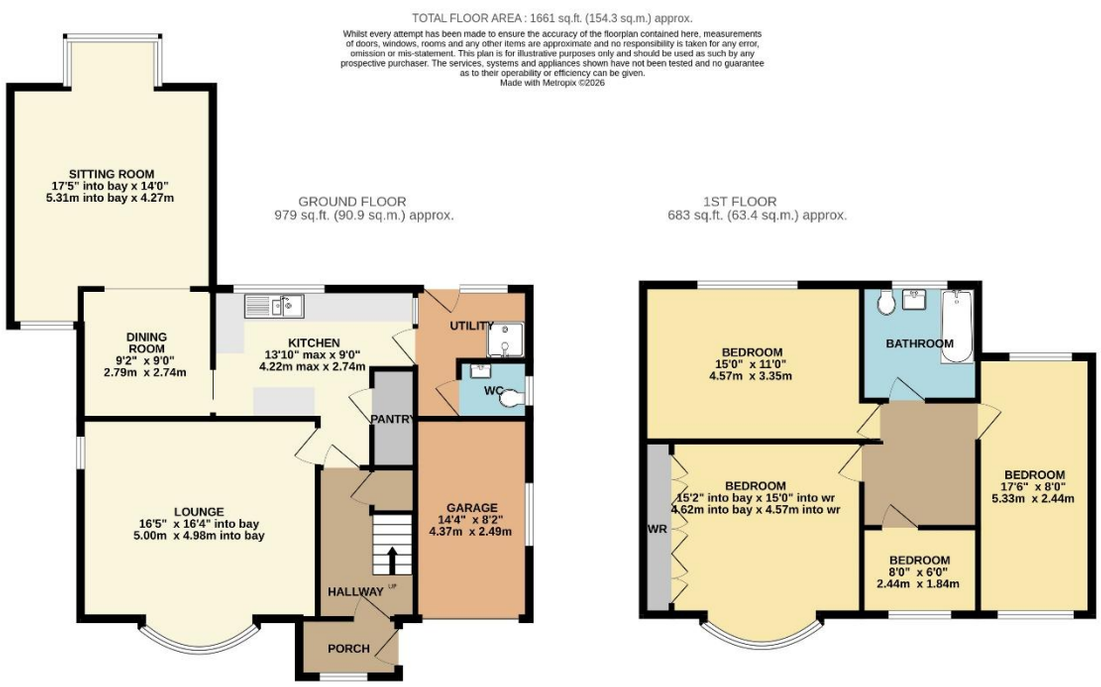












In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage 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

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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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