



- CHAIN FREE!
- Semi Detached House
- 3 Bedrooms
- Bay Fronted Lounge
- Modern Bathroom
- Downstairs WC
- Generously Sized Rear Garden
- Off Street Parking

Lodge Road, DN15 7EN,
£140,000





Offered for sale with NO ONWARD CHAIN is this semi detached house on Lodge Road, Scunthorpe. The property offers a blank canvas ideal for first time buyers or young families with the internal accommodation briefly comprising of 3 bedrooms and a modern bathroom to the first floor, whilst downstairs boasts an entrance hallway, bay fronted lounge, kitchen/diner overlooking the rear garden, downstairs WC and utility space. The property is sat on a great plot with off street parking to the front and a large lawned garden with pond to the rear. An excellent location nearby to a great range of amenities and convenient motorway links, call today to view! Freehold. Council tax band: A



Entrance Hall

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

Lounge

12' 1" x 14' 2" into bay (3.68m x 4.31m)

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

Kitchen/Diner

12' 1" x 9' 6" (3.68m x 2.89m)

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

Downstairs WC

5' 6" x 2' 2" (1.68m x 0.66m)

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

Utility

5' 6" x 2' 2" (1.68m x 0.66m)

Having uPVC double glazed window to the side aspect, gas central heating boiler and space/plumbing for white goods appliance.

First Floor Landing

Having uPVC double glazed window to the side aspect, loft access and coved ceiling.

Bedroom 1

12' 1" x 11' 7" (3.68m x 3.53m)

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

Bedroom 2

12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom 3

6' 8" x 6' 6" (2.03m x 1.98m)

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

Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin and WC set in vanity unit, heated towel rail and ceiling spotlights.

Outside Front

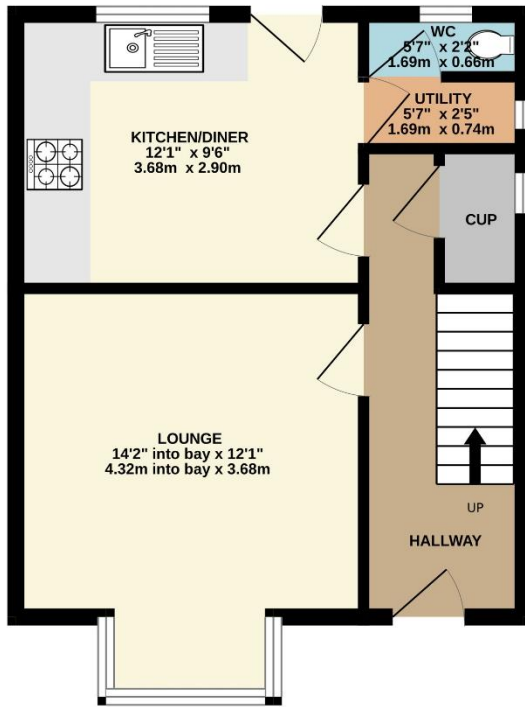
A driveway provides off street parking, there's also a lawned front garden and gate to the rear garden.

Outside Rear

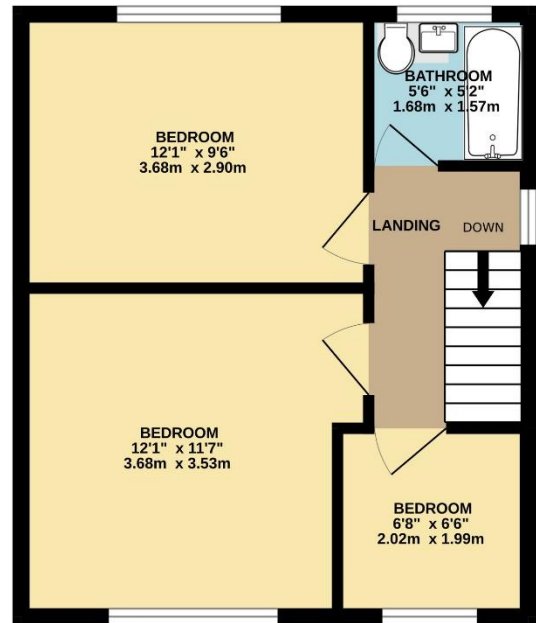
The generously sized rear garden offers an excellent degree of privacy and is mainly laid to lawn with a fenced surround, pond, shed and paved patio area.



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.

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
 YOUR LOCAL PROPERTY PEOPLE