



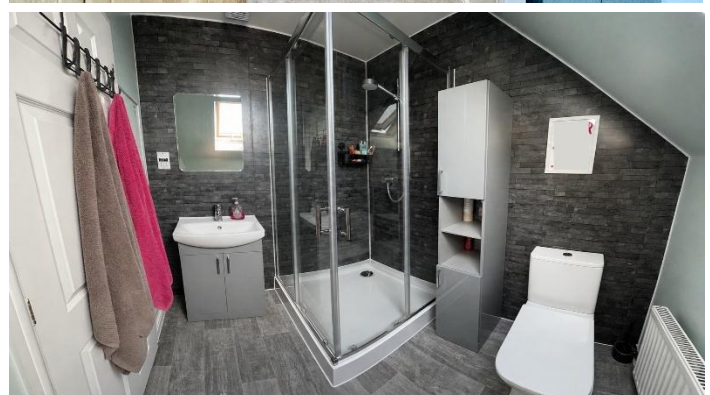
- Three Storey House
- 3 Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC
- Open Plan Lounge/Kitchen
- Allocated Off Street Parking
- Enclosed Rear Garden
- Sought After Timberlands Location

Mulberry Gardens, DN16 3FR,
£175,000





Starkey&Brown are delighted to offer for sale this three storey house on Mulberry Gardens, ideally located within the sought after Timberlands area. The well presented accommodation briefly comprises of master bedroom with dressing area and en-suite to the second floor, two further bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hallway, WC, modern kitchen and lounge overlooking the rear garden. Outside the property has allocated off street parking to the front and an enclosed garden to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Hallway

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

Downstairs WC

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

Kitchen

6' 2" x 12' 1" (1.88m x 3.68m)

Having uPVC double glazed window to the front aspect, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in dishwasher, built in fridge, built in freezer and space/plumbing for washing machine.

Lounge

12' 6" x 13' 9" (3.81m x 4.19m)

Having uPVC double glazed French doors to the rear garden, radiator and coved ceiling.

First Floor Landing

Having radiator and stairs to the second floor.

Bedroom 2

12' 6" x 10' 5" (3.81m x 3.17m)

Having two uPVC double glazed windows to the rear aspect and radiator.

Bedroom 3

12' 6" x 7' 2" (3.81m x 2.18m)

Having two uPVC double glazed windows to the front aspect and radiator.

Family Bathroom

5' 8" x 6' 2" (1.73m x 1.88m)

Having panelled bath with shower over, wash hand basin, WC and heated towel rail.

Second Floor Landing

Having radiator.

Master Bedroom

9' 2" x 21' 4" (2.79m x 6.50m)

Having uPVC double glazed windows to the front and rear aspects, fitted wardrobes, loft access, two radiators, ceiling spotlights and en-suite.

En-suite

5' 4" x 6' 6" (1.62m x 1.98m)

Having Velux window to the rear aspect, shower cubicle, wash hand basin, WC, ceiling spotlights and radiator.

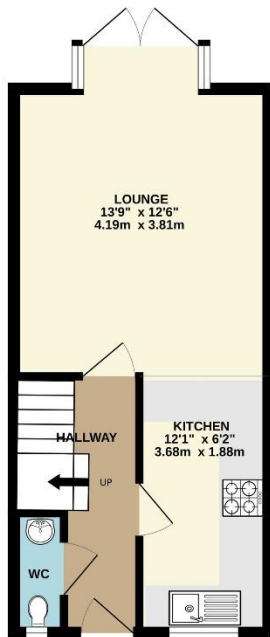
Outside

Having allocated parking for numerous cars. There's also a lawned rear garden with fenced surround, decking area and shed.

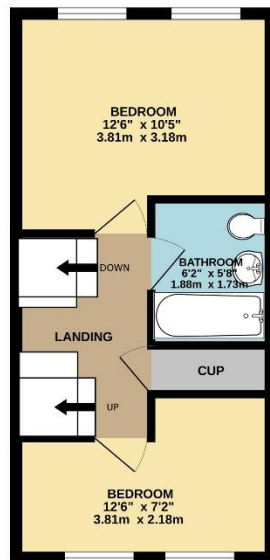




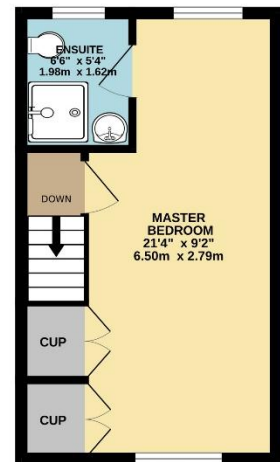
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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