



- Semi Detached House
- 3 Well Proportioned Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC

- Modern Kitchen
- Lounge/Diner & Conservatory
- Ample Off Street Parking & Garage
- Front & Rear Gardens

Laurel Way, Scunthorpe, DN16 3GT,
£185,000





Starkey&Brown are delighted to offer for sale this beautifully presented semi detached house tucked away on Laurel Way within the ever popular Timberlands location. The accommodation briefly comprises of 3 well proportioned bedrooms, modern master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, modern kitchen and lounge/diner which opens into the conservatory overlooking the rear garden. The property has block paved parking facilities for a number of cars along with a garage and front/rear gardens. A fantastic location close by to a range of highly regarded schools and essential amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hallway

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

Downstairs Wc

4' 10" x 2' 5" (1.47m x 0.74m)

Having WC, wash hand basin and radiator.

Kitchen

8' 8" x 11' 3" (2.64m x 3.43m)

Having uPVC double glazed window to the rear aspect, door to the rear garden, vertical radiator, ceiling spotlight, modern fitted kitchen including wall and base units with work surfaces over, inset sink and drainer unit, built in oven, induction hob and extractor, space/plumbing for washing machine and space for fridge freezer.

Lounge/Diner

12' 10" x 18' 2" (3.91m x 5.53m)

Having two uPVC double glazed windows to the front aspect, uPVC double glazed French doors to the conservatory, two radiators and coved ceiling.

Conservatory

7' 9" x 9' 1" (2.36m x 2.77m)

Having uPVC double glazed French doors to the rear aspect and uPVC double glazed windows surrounding.

First Floor Landing

Having uPVC double glazed window to the front aspect, loft access and storage cupboard.

Bedroom 1

10' 3" max x 11' 8" max (3.12m x 3.55m)

Having uPVC double glazed window to the rear aspect, radiator, air conditioning unit and door to en-suite.

En-suite

3' 5" x 9' 6" (1.04m x 2.89m)

Having uPVC double glazed window to the rear aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin, WC, heated towel rail and ceiling spotlights.

Bedroom 2

10' 3" x 11' 8" (3.12m x 3.55m)

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

Bedroom 3

10' 0" x 8' 2" (3.05m x 2.49m)

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

Family Bathroom

5' 6" x 7' 0" (1.68m x 2.13m)

Having uPVC double glazed window to the front aspect, panelled bath with shower attachment over, wash hand basin, WC and heated towel rail.

Outside Front

A block paved driveway provides off street parking for 2/3 cars, there's also a lawned garden and a gate to the side leading to the rear garden. A further block paved driveway provides parking for an additional vehicles and leads to the garage.

Outside Rear

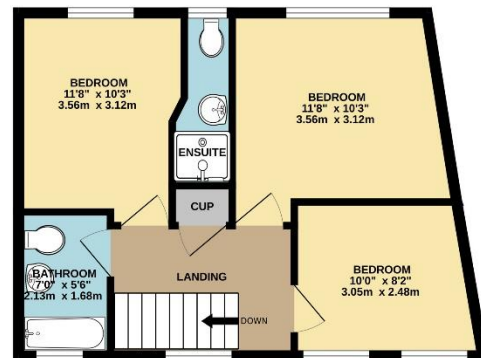
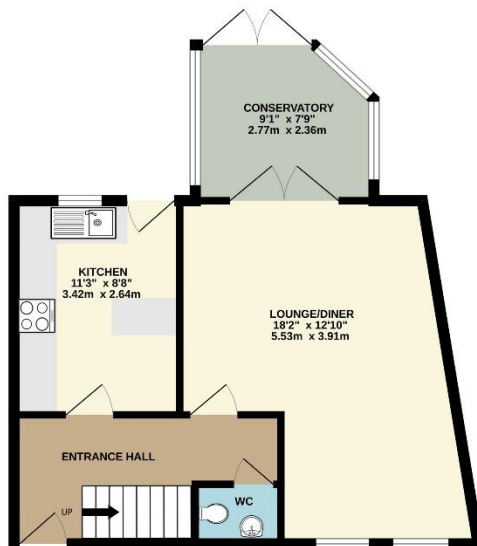
The enclosed rear garden is mainly laid to lawn with a fenced surround, paved patio area and decorative borders.





GROUND FLOOR

FIRST FLOOR



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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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