



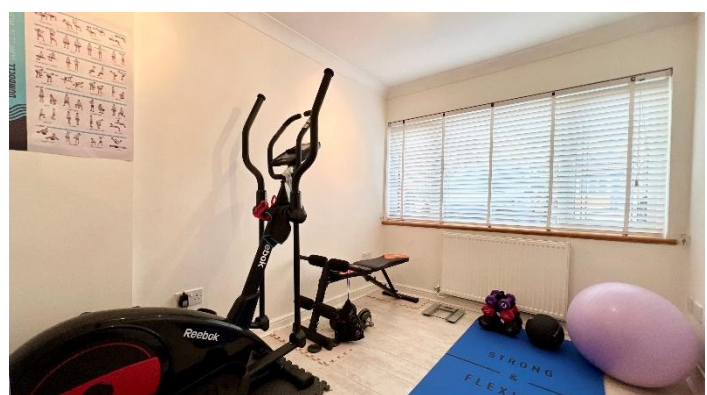
- CHAIN FREE!
- Sought After Bottesford Location
- Deceptively Spacious Detached House
- 3 DOUBLE Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC plus Utility Room
- Ample Off Street Parking with EV Charger
- Enclosed Rear Garden

Catkin Road, Bottesford, DN16 3WB,
£264,950





Starkey&Brown are delighted to offer for sale this well presented detached house on Catkin Road, an extremely sought after Bottesford cul-de-sac. The spacious and flexible accommodation briefly comprises of 3 well proportioned double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance porch, lounge, dining room, conservatory overlooking the rear garden, kitchen, utility room, WC and versatile garage conversion (currently used as a gym, could be used as an office, play room or fourth bedroom if required). Outside the property has a block paved driveway providing off street parking for numerous vehicles, there's also a low maintenance rear garden offering an excellent degree of privacy. Additional features include uPVC double glazing, modern gas central heating boiler, EV charging point, security cameras and NO ONWARD CHAIN! A popular location nearby to highly regarded schools and picturesque walks at the Bottesford Beck. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Porch

Having door to the front aspect, door into lounge and radiator.

Lounge

11' 5" x 16' 4" (3.48m x 4.97m)

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

Dining Room

9' 6" x 7' 3" (2.89m x 2.21m)

Having radiator, coved ceiling and opening into:

Conservatory

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

Having radiator and uPVC double glazed windows and French doors overlooking the rear garden.

Kitchen

9' 5" max x 14' 9" max (2.87m x 4.49m)

Having uPVC double glazed window to the rear aspect, heated towel rail, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in dishwasher and built in fridge.

Downstairs WC

4' 4" x 2' 7" (1.32m x 0.79m)

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

Utility Room

7' 3" x 5' 6" (2.21m x 1.68m)

Having gas central heating boiler, a range of base units with work surfaces over, built in storage and space/plumbing for white goods.

Reception Room/Bedroom 4

7' 3" x 9' 8" (2.21m x 2.94m)

A versatile space currently used as a gym, could be used as an office, play room or fourth bedroom (if required). Having uPVC double glazed window to the front aspect and radiator.

Inner Hall

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

First Floor Landing

Having uPVC double glazed window to the side aspect, loft access, radiator and built in cupboard.

Bedroom 1

14' 0" max x 10' 8" max (4.26m x 3.25m)

Having uPVC double glazed window to the rear aspect, radiator, fitted wardrobes and en-suite.

En-suite

5' 1" x 4' 7" (1.55m x 1.40m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom 2

9' 9" x 10' 3" (2.97m x 3.12m)

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

Bedroom 3

9' 2" x 10' 3" (2.79m x 3.12m)

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

Bathroom

5' 3" x 7' 5" (1.60m x 2.26m)

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

Outside Front

A block paved driveway provides off street parking for numerous vehicles, there's also an EV charging point and gates to the rear garden.

Outside Rear

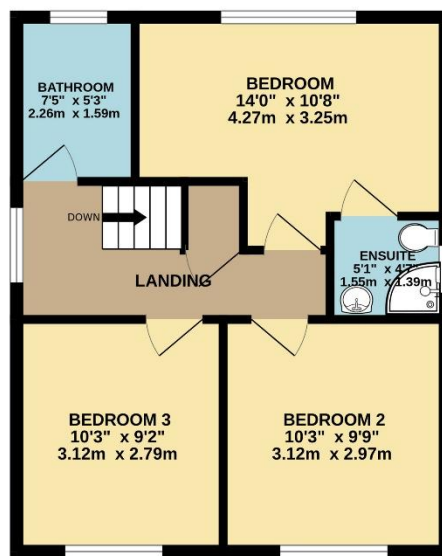
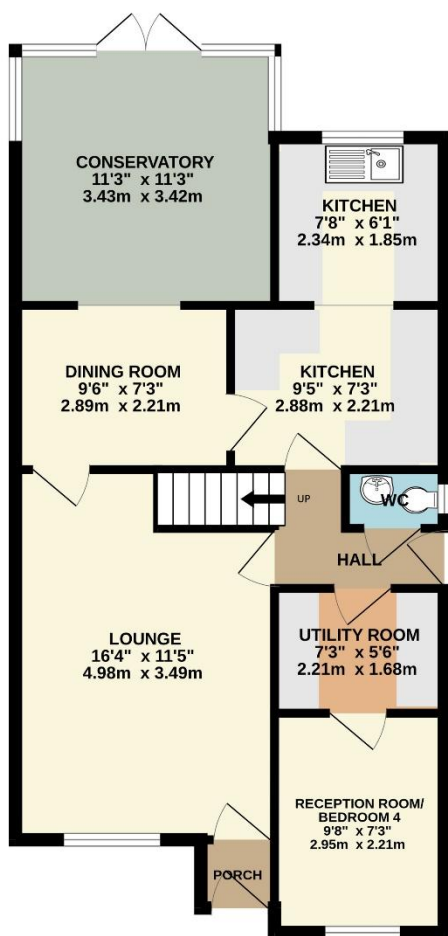
Offering an excellent degree of privacy, the enclosed rear garden is well maintained and designed with low maintenance in mind.





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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