



- CHAIN FREE!
- Detached Bungalow
- 3 Bedrooms
- 20ft5 Lounge/Diner
- Fitted Kitchen & Bathroom
- Off Street Parking
- Garage
- Pleasant Rear Garden Overlooking Golf Course

Kenilworth Road, DN16 1EY,
£192,000





Starkey&Brown are delighted to offer for sale this well presented and detached bungalow on Kenilworth Road, benefitting from NO ONWARD CHAIN! The property offers spacious and flexible accommodation throughout briefly comprising of an entrance hallway, L shaped lounge/diner, 3 bedrooms, bathroom with four piece suite and kitchen with fitted appliances (oven, microwave, hob and fridge freezer). The property has off street parking to the front, garage with remote control roller door and a generously sized rear garden which is mainly laid to lawn and offers an excellent degree of privacy. An internal inspection is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: C



Hallway

Having uPVC double glazed side entrance door, radiator, coved ceiling, loft access and two storage cupboards.

Lounge/Diner

20' 5" max x 15' 0" max (6.22m x 4.57m)

Having uPVC double glazed windows to the front and side aspects, two radiators, coved ceiling and feature fireplace.

Kitchen

8' 8" x 14' 3" (2.64m x 4.34m)

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

Bedroom 1

10' 8" x 9' 6" (3.25m x 2.89m)

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

Bedroom 2

10' 8" x 8' 6" (3.25m x 2.59m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling and fitted wardrobes.

Bedroom 3

8' 9" x 6' 1" (2.66m x 1.85m)

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

Bathroom

5' 5" x 8' 8" (1.65m x 2.64m)

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

Garage

8' 8" x 18' 5" (2.64m x 5.61m)

Having remote control door, light and power.

Outside Front

Having off street parking, low maintenance front garden and gated access to either side leading to the rear garden.

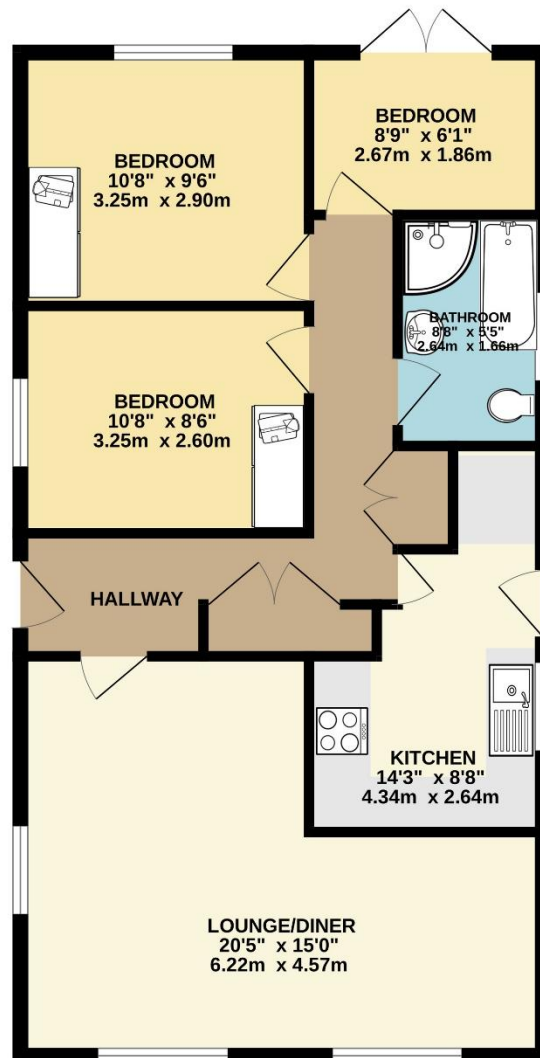
Outside Rear

The rear garden overlooks the golf course and offers an excellent degree of privacy. The garden is mainly laid to lawn with a fenced surround, paved patio, greenhouse and shed.





GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



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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