



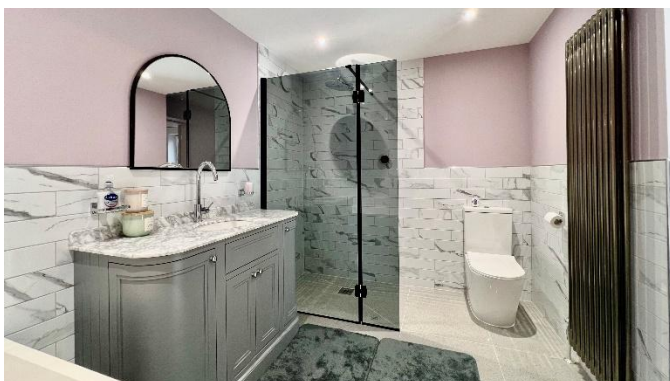
- Beautifully Presented Family Home
- 4 Double Bedrooms
- Master En-suite & Dressing Room
- Lounge & Separate Dining Room
- Impressive Kitchen/Diner
- Solar Panels
- Generous Gardens
- In & Out Driveway plus Double Garage

Church Side, Appleby, DN15 0AJ,
£515,000





Starkey&Brown are delighted to offer for sale this immaculately presented family home in the desirable village of Appleby. The property offers spacious and flexible living accommodation throughout briefly comprising of 3 double bedrooms and a family bathroom to the first floor, whilst downstairs boasts an impressive master suite including 4th double bedroom, en-suite and dressing room. Further ground floor accommodation includes a welcoming entrance hall, newly fitted kitchen/diner with island unit and a range of built in appliances, lounge with feature fireplace, separate dining room, utility room, boot room and WC. Occupying a large plot, an in & out driveway to the front provides ample off street parking for numerous vehicles, there's also a double garage and a perfectly maintained rear garden which offers an excellent degree of privacy and church views. The property also has solar panels (installed April 2026) please contact Starkey&Brown for more details. A beautiful property ideal to move straight into with internal inspection highly recommended, call today to view! Freehold. Council tax band: F



Entrance Hall

Having front entrance door, radiator, stairs rising to the first floor, ceiling spotlights and window to the rear aspect.

Kitchen/Diner

20' 2" x 19' 9" (6.14m x 6.02m)

Having two windows to the rear aspect, three windows to the front aspect, door to the rear aspect, radiator, beamed ceiling, island unit with AEG induction hob and extractor, a range of wall and base units with a range of built in appliances including full height fridge, full height freezer, 3 ARG ovens, dishwasher, sink and drainer unit, ceiling spotlights and air conditioning unit.

Lounge

12' 9" x 19' 9" (3.88m x 6.02m)

Having two windows to the front aspect, two windows to the rear aspect, radiator, beamed ceiling and feature fire.

Dining Room

9' 9" x 19' 9" (2.97m x 6.02m)

Having three windows to the front aspect, radiator and sliding doors to the rear garden.

Downstairs WC

6' 3" x 2' 4" (1.90m x 0.71m)

Having window to the front aspect, WC and wash hand basin set in vanity unit.

Utility Room

6' 3" x 6' 2" (1.90m x 1.88m)

Having space/plumbing for white goods.

Boot Room

10' 2" x 6' 4" (3.10m x 1.93m)

Having radiator, ceiling spotlights and door into garage.

Master Bedroom

10' 8" x 15' 9" (3.25m x 4.80m)

Having two windows to the side aspects, radiator, air conditioning unit, dressing room and en-suite.

Dressing Room

8' 5" x 8' 7" (2.56m x 2.61m)

Having ceiling spotlights.

En-suite

10' 8" x 7' 5" (3.25m x 2.26m)

Having ceiling spotlights, vertical radiator, Duravit bath with shower attachment, walk in Aqualisa shower with rainfall shower inset, WC and wash hand basin set in vanity unit.

First Floor Landing

Having two windows to the rear aspect, radiator and loft access.

Bedroom 2

21' 1" x 9' 6" (6.42m x 2.89m)

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

Bedroom 3

19' 10" x 9' 10" (6.04m x 2.99m)

Having double glazed windows to the front and rear aspects, radiator and ceiling spotlights.

Bedroom 4

15' 4" x 10' 0" (4.67m x 3.05m)

Having two windows to the front aspect and radiator.

Family Bathroom

14' 5" x 6' 5" (4.39m x 1.95m)

Having two windows to the front aspects, radiator, bath with shower attachment, Insignia shower cubicle, two wash hand basins set in vanity unit, WC and radiator.

Outside Front

Having in and out driveway, access down either side of the property to the rear garden, a lawned garden, double garage and range of decorative plants/shrubs.

Outside Rear

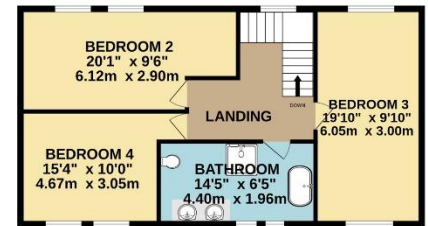
Offering an excellent degree of privacy, the rear garden is mainly laid to lawn with a fenced surround, paved patio area, decking area for hot tub, church views and a decorative range of trees, plants and shrubs.





GROUND FLOOR
1823 sq.ft. (169.4 sq.m.) approx.

1ST FLOOR
731 sq.ft. (68.0 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

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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