

- Sought After Bottesford Location
- Generous Corner Plot
- South Facing Semi Detached House
- 3 Bedrooms

- 23ft5 Lounge/Diner
- Ample Off Street Parking
- Garage & Outdoor Cabin
- Must View!

Ogilvy Drive, DN17 2PS, Offers Over  
£170,000





Positioned on a great corner plot in the ever popular Bottesford location, is this south facing semi detached house on Ogilvy Drive. The accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge/diner and kitchen. Outside the property has a driveway providing off street parking for numerous vehicles, there's also a garage, outdoor cabin with power, and lawned wraparound gardens with a range of shrubs/trees. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



### Entrance Hall

Having uPVC double glazed side entrance door, radiator, fitted wardrobe, coved ceiling and stairs rising to the first floor with under stairs storage cupboard.

### Lounge/Diner

12' 3" x 23' 5" (3.73m x 7.13m)

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

### Kitchen

9' 4" x 11' 4" (2.84m x 3.45m)

Having uPVC double glazed window to the side aspect, door to the rear aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods, built in hob with extractor and built in double oven.



### First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling and access to the loft. The loft is insulated, boarded and has power and lighting.

### Bedroom 1

11' 4" x 12' 3" (3.45m x 3.73m)

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

### Bedroom 2

11' 4" x 11' 8" (3.45m x 3.55m)

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



### Bedroom 3

6' 9" x 9' 7" (2.06m x 2.92m)

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

### Family Bathroom

6' 9" x 7' 4" (2.06m x 2.23m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin and WC set in vanity unit, radiator and built in cupboard.

### Garage

19' 4" x 9' 1" (5.89m x 2.77m)

Having up and over door to the front, door to the side, light and power.

### Cabin

11' 6" x 9' 6" (3.50m x 2.89m)

Having power and lighting.



### Outside

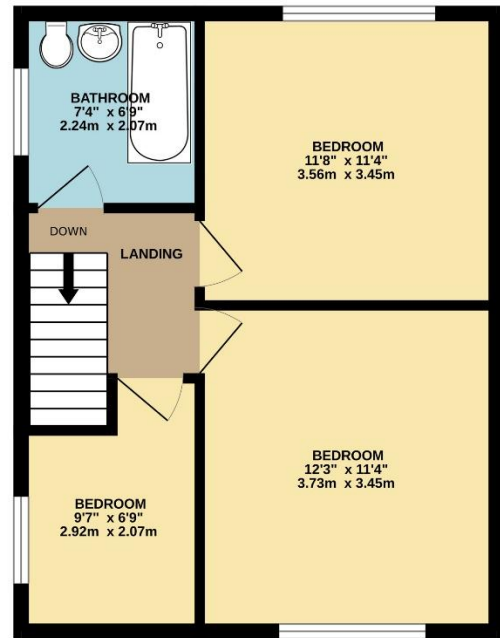
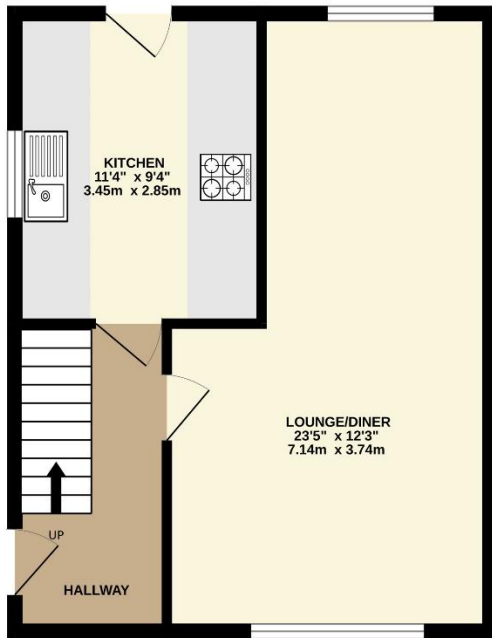
A great corner plot having ample off street parking for numerous vehicles, garage, cabin and lawned gardens to the front and side.





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.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE