





- CHAIN FREE!
- Semi Detached House
- 3 Bedrooms
- En-suite Shower Room
- Ground Floor Bathroom
- 2 Reception Rooms
- Off Street Parking
- Large Rear Garden with Summer House

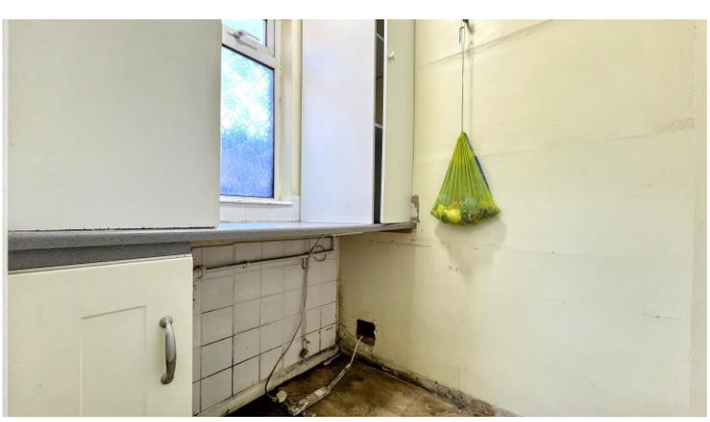
North Parade, Ashby, DN16 2PG,
£119,950

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



CHAIN FREE! Starkey&Brown are delighted to offer for sale this semi detached house on North Parade, Ashby. The accommodation briefly comprises of 3 bedrooms and an en-suite shower room to the first floor, whilst downstairs boasts an entrance hallway, lounge, dining room, kitchen, utility room and bathroom. Outside the property has off street parking to the front and a generously sized garden to the rear with a summer house. The property sits in an excellent location nearby to a wide range of amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A





Hallway
Having uPVC double glazed front entrance door, radiator, coved ceiling and stairs rising to the first floor.

Lounge
12' 0" x 12' 10" (3.65m x 3.91m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling, electric fireplace and under stairs storage cupboard.



Dining Room
9' 8" x 11' 0" (2.94m x 3.35m)
Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Kitchen
5' 5" x 12' 10" (1.65m x 3.91m)
Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space for white goods.



Utility Room
5' 3" x 4' 9" (1.60m x 1.45m)
Having uPVC double glazed window to the side aspect, a range of wall and base units with work surfaces over and space/plumbing for white goods.

Bathroom
5' 4" x 5' 9" (1.62m x 1.75m)
Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail and coved ceiling.



First Floor Landing
Having uPVC double glazed window to the side aspect, loft access and coved ceiling.

Bedroom 1
10' 4" x 13' 1" (3.15m x 3.98m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling, fitted wardrobes and en-suite shower room.

En-suite
Having uPVC double glazed window to the front aspect, shower cubicle and WC.



Bedroom 2
8' 7" x 11' 3" (2.61m x 3.43m)
Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom 3
6' 7" x 8' 2" (2.01m x 2.49m)
Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Outside Front
Having double gates to the front and off street parking.

Outside Rear
The generously sized rear garden is mainly laid to lawn with a decking area ideal for entertaining and summer house.



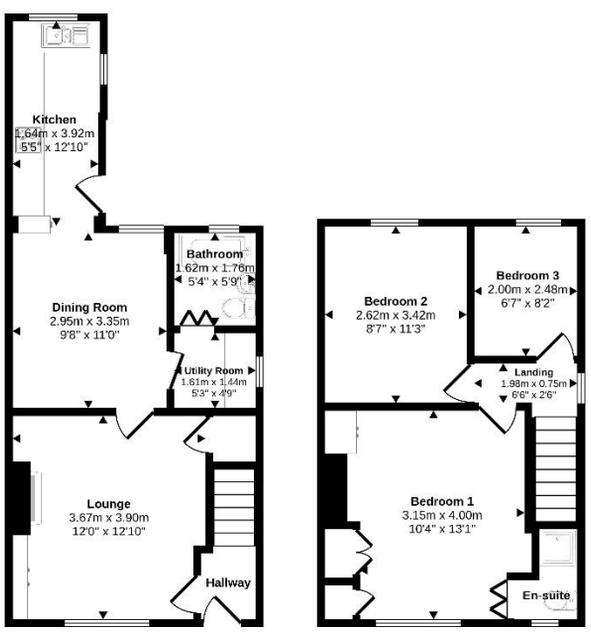
Summer House
11' 4" x 19' 5" (3.45m x 5.91m)
Fully insulated with light, power, window to the front, double doors to the front and laminated flooring.







Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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