



- CHAIN FREE!
- Sought After Lincoln Gardens Location
- Semi Detached House
- 3 Bedrooms
- Lounge & Separate Dining Room
- Scope for Conversion/Renovation
- Ample Off Street Parking
- Rear Garden

Laburnum Grove, DN16 2HJ,  
£145,000





Offered for sale with NO ONWARD CHAIN is this semi detached house on Laburnum Grove, ideally positioned in the sought after Lincoln Gardens area. The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance porch, hallway, lounge, separate dining room, kitchen, WC and side passageway providing access to the front and rear (with multiple store rooms, ideal for conversion or renovation). Outside the property has gated access to off street parking for numerous vehicles, and a lawned garden to the rear. A fantastic location nearby to a great range of amenities and local schools, call today to view! Freehold. Council tax band: A



### Entrance Porch

Having uPVC double glazed window and door to the front aspect, and door into hallway.

### Hallway

Having radiator and stairs rising to the first floor with under stairs storage cupboard.

### Lounge

14' 6" x 11' 6" (4.42m x 3.50m)

Having uPVC double glazed window to the front aspect, radiator, covered ceiling and feature fireplace.

### Dining Room

9' 5" x 8' 7" (2.87m x 2.61m)

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

### Kitchen

10' 7" x 8' 7" (3.22m x 2.61m)

Having uPVC double glazed window to the rear aspect, gas central heating boiler, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built in pantry and space for white goods.

### Side Entrance

6' 1" max x 13' 4" max (1.85m x 4.06m)

Having uPVC double glazed doors to the front and rear aspects, two storage rooms and access to downstairs WC.

### Downstairs WC

Having uPVC double glazed window to the rear aspect and WC.

### First Floor Landing

Having loft access and covered ceiling.

### Bedroom 1

13' 6" x 11' 6" (4.11m x 3.50m)

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

### Bedroom 2

13' 6" x 8' 7" (4.11m x 2.61m)

Having uPVC double glazed window to the rear aspect, radiator and built in cupboard.

### Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

### Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

Having uPVC double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, radiator and storage cupboard.

### Outside Front

Having double gates to the front, off street parking and low maintenance garden with fenced border.

### Outside Rear

The rear garden is mainly laid to lawn with a paved patio area and a range of shrubs/bushes.

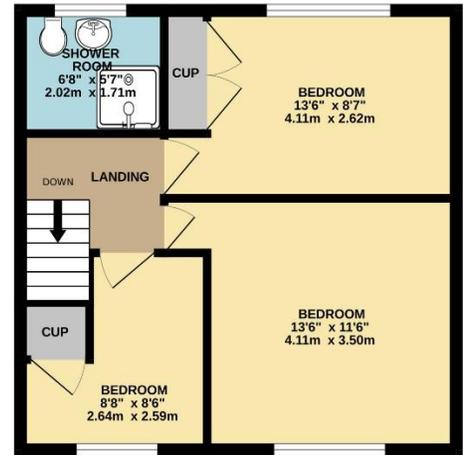




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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction 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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