



- CHAIN FREE!
- Detached Family Home
- 4 Bedrooms
- Master En-Suite & Family Bathroom
- 2 Reception Rooms
- Downstairs WC plus Utility Room
- Ample Parking & Double Garage
- Spacious Gardens

Headingley Avenue, Bottesford, DN17 2GL,
£265,000





Offered for sale with NO ONWARD CHAIN, this detached family home on Headingley Avenue is ideally positioned on a generous plot in a quiet Bottesford cul-de-sac. The accommodation briefly comprises of 4 well proportioned bedrooms, master en-suite (recently refurbished) and family bathroom (recently refurbished) to the first floor, whilst downstairs boasts an entrance hallway, WC, dual aspect lounge, separate dining room, kitchen and utility room. The property sits on an excellent plot with off street parking for numerous vehicles, double garage and large lawned gardens to the rear and side. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hall

Having uPVC double glazed door to the front aspect, uPVC double glazed windows to the side aspects, radiator and stairs rising to the first floor with under stairs storage cupboard.

Lounge

9' 7" x 17' 6" (2.92m x 5.33m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear aspect, two radiators, coved ceiling and feature fireplace.

Dining Room

10' 7" x 7' 9" (3.22m x 2.36m)

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

Kitchen

7' 4" x 8' 7" (2.23m x 2.61m)

Having uPVC double glazed window to the rear aspect, radiator, 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' 2" x 5' 6" (1.57m x 1.68m)

Having uPVC double glazed window and door to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in fridge freezer and space for white goods.

Downstairs WC

2' 9" x 5' 6" (0.84m x 1.68m)

Having uPVC double glazed window to the rear aspect, WC, was hand basin and radiator.

First Floor Landing

Having loft access and storage cupboard.

Bedroom 1

12' 8" x 8' 4" (3.86m x 2.54m)

Having uPVC double glazed window to the front aspect, radiator and en-suite.

En-suite

6' 4" x 5' 9" (1.93m x 1.75m)

Having uPVC double glazed window to the front aspect, shower cubicle, was hand basin, WC and radiator.

Bedroom 2

11' 1" x 8' 4" (3.38m x 2.54m)

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

Bedroom 3

9' 9" x 8' 7" (2.97m x 2.61m)

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

Bedroom 4

7' 2" x 8' 7" (2.18m x 2.61m)

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

Family Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

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

Outside

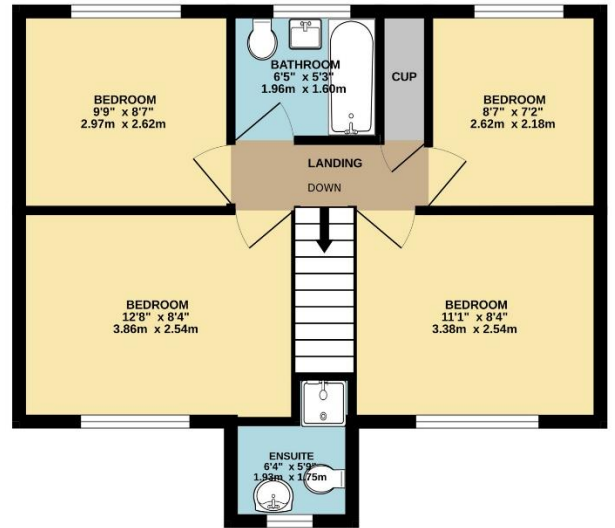
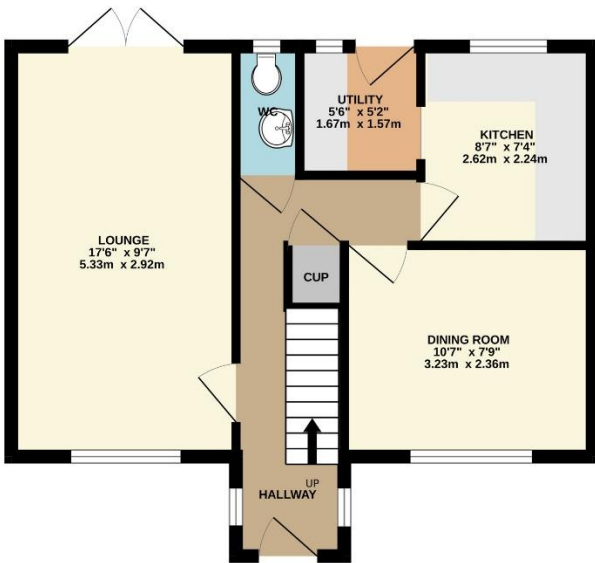
A generously sized plot in a quiet cul-de-sac, having off street parking for numerous vehicles, double garage, gate to the side leading to a lawned garden with a fenced perimeter, the garden also extends to the side and offers a good degree of privacy.





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.

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

