



- NO ONWARD CHAIN!
- Spacious Semi Detached House
- Extended Ground Floor Accommodation
- 3 Bedrooms
- Off Street Parking
- Rear Garden
- Exciting Renovation Opportunity
- Sought After Location

Newland Drive, DN15 7HP,
£139,950





Starkey&Brown are delighted to offer for sale this extended semi detached house on Newland Drive, ideally located within walking distance to Scunthorpe Hospital. Whilst the property may benefit from a scheme of renovation, it's available as CHAIN FREE and offers spacious accommodation throughout. The first floor includes 3 bedrooms and a bathroom, whilst downstairs boasts an entrance hall, 24ft4 lounge/diner and L shaped kitchen/diner. Outside the property has off street parking to the front, with a lawned garden to the rear. An exciting opportunity to add your own stamp to a property in an extremely sought after location, call today to view! Freehold. Council tax band: B



Entrance Hallway

Having uPVC double glazed front entrance door, radiator and stairs rising to the first floor with storage cupboard beneath.

Lounge/Diner

11' 9" max x 24' 4" max (3.58m x 7.41m)

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

Kitchen/Diner

17' 7" max x 15' 7" max (5.36m x 4.75m)

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

First Floor Landing

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

Bedroom 1

11' 2" x 14' 2" into bay (3.40m x 4.31m)

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

Bedroom 2

11' 5" x 12' 4" (3.48m x 3.76m)

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

Bedroom 3

7' 2" x 8' 0" (2.18m x 2.44m)

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

Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC and radiator.

Outside Front

Having off street parking, lawned garden and gate to the side.

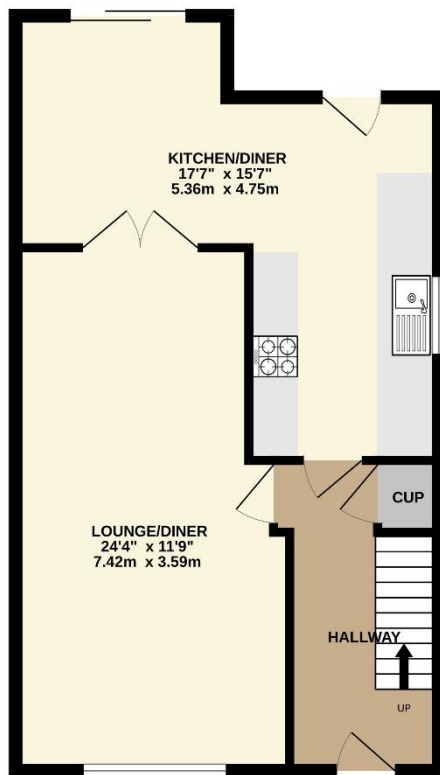
Outside Rear

Enclosed rear garden mainly laid to lawn with a fenced surround and shed.

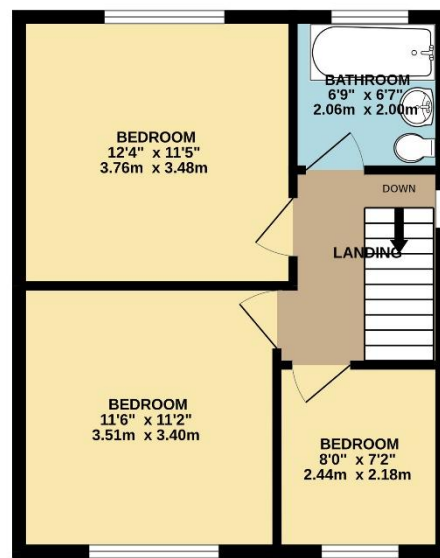




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 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

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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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