



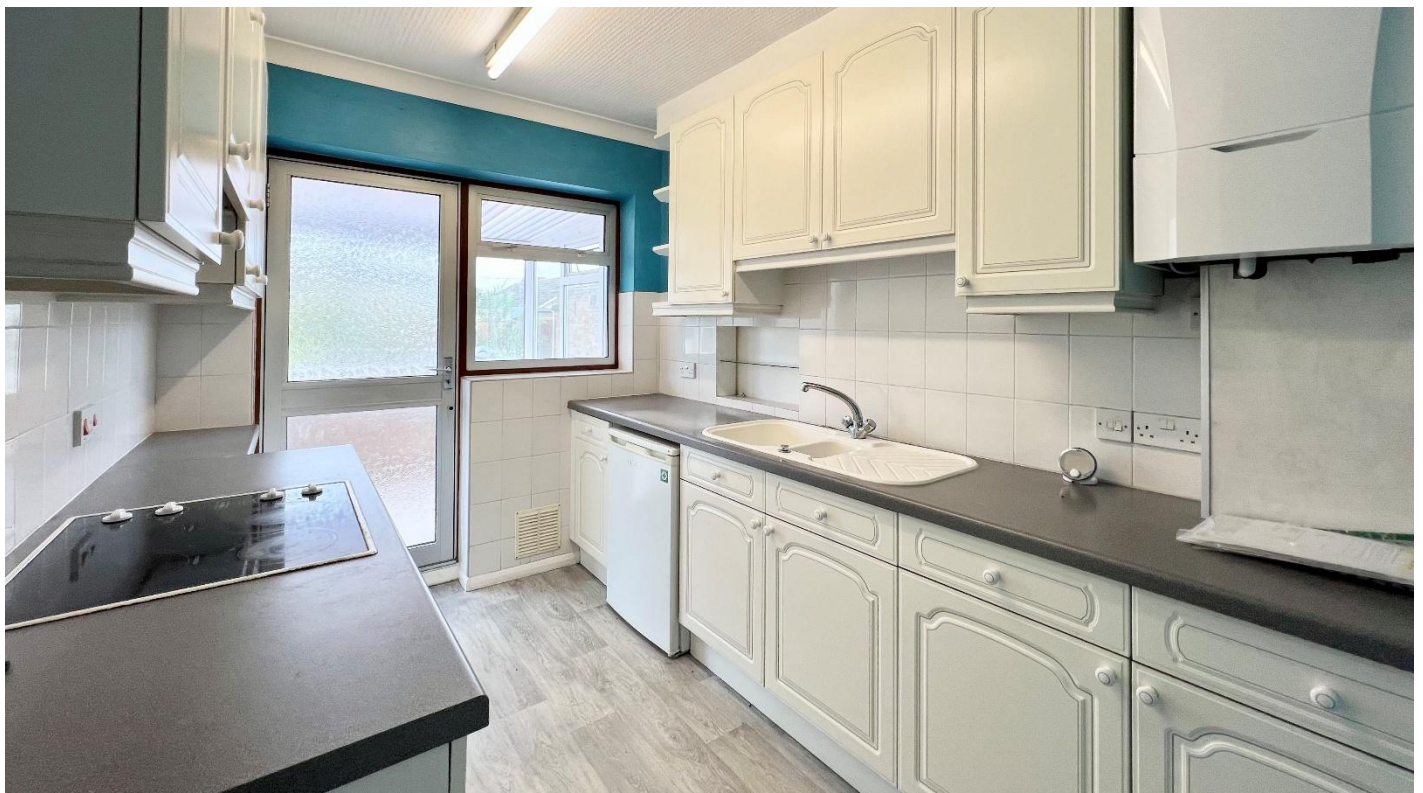
- CHAIN FREE!
- Popular Village Location
- Detached Bungalow
- 2 Double Bedrooms
- 2 Shower Rooms
- Impressive 32ft8 Lounge/Diner
- Off Street Parking & Garage
- Front & Rear Gardens

Hillcrest Drive, Burton-Upon-Stather, DN15 9HL,
£225,000





Starkey&Brown are delighted to offer for sale this CHAIN FREE detached bungalow on Hillcrest Drive. The property sits in a peaceful location within the sought after village of Burton Upon Stather and briefly comprises of an entrance porch, hallway, 2 double bedrooms, master en-suite and additional shower room, kitchen with lean to and an impressive 32ft8 lounge/diner. Additional features include uPVC double glazing, gas central heating, front and rear gardens, off street parking and a garage. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



Entrance Porch

Having front entrance door and door into hallway.

Hallway

Having door to the front, loft access, coved ceiling and storage cupboard.

Lounge/Diner

12' 7" x 32' 8" (3.83m x 9.95m)

Having uPVC double glazed windows to the front and side aspects, sliding doors to the rear garden, three radiators, coved ceiling and feature fireplace.

Kitchen

7' 9" x 10' 8" (2.36m x 3.25m)

Having uPVC double glazed window and door into lean to, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor.

Bedroom 1

10' 9" x 10' 1" (3.27m x 3.07m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling, fitted wardrobes and en-suite.

En-suite

7' 5" x 2' 7" (2.26m x 0.79m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin and WC.

Bedroom 2

11' 4" x 10' 8" (3.45m x 3.25m)

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

Shower Room

7' 5" x 6' 0" (2.26m x 1.83m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC, heated towel rail and cupboard.

Outside Front

Having a lawned garden, block paved driveway for multiple vehicles, garage with roller door and access to the rear garden.

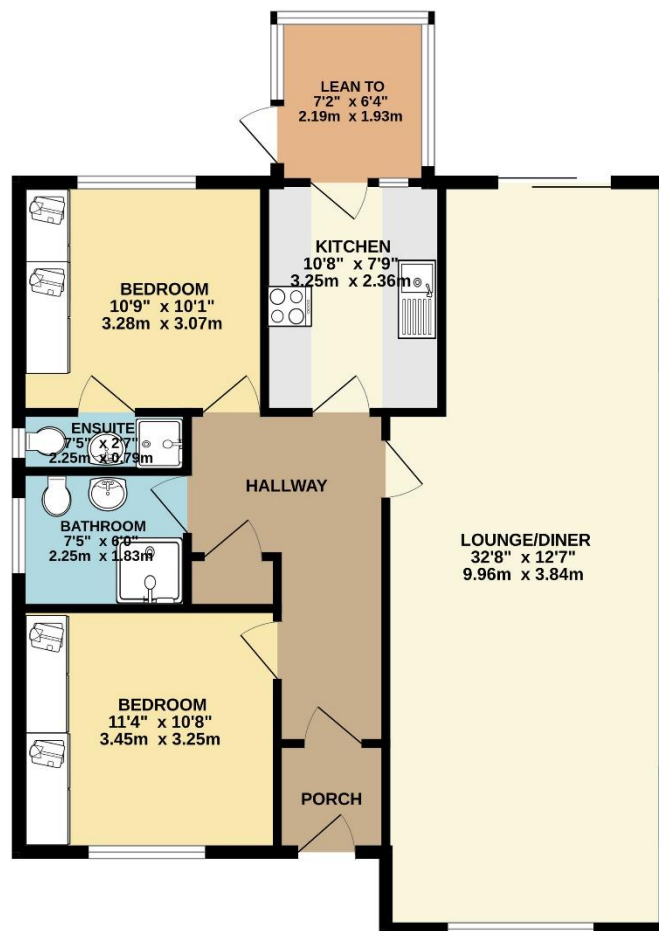
Outside Rear

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





GROUND FLOOR
917 sq.ft. (85.2 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

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.

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