



Hullen Edge Lane, Greetland, HX4 8BN  
£325,000

**E&H** Edkins Holmes  
ESTATE AGENTS



## A Distinctive Three-Bedroom Home with Exceptional Space and Style

Situated on popular Hullen Edge Lane, this impressive three-bedroom home offers a unique layout combining style, space, and versatility. At its heart is a spacious living/dining kitchen, ideal for modern family life and entertaining.

The stunning lounge features bespoke shelving units and a Juliet balcony, creating a bright and elegant space to relax and unwind. A cloakroom adds convenience, while a versatile study/playroom provides flexibility for work or leisure.

Externally, the property boasts an integral double garage, gated driveway, and a useful shed/workshop, ensuring ample parking and storage.

Blending thoughtful design with practical features, this distinctive home offers a superb opportunity in a popular and convenient location with convenient access to the M62 motorway network, local transport link, schools and amenities.



**Entrance Hall**  
Composite double glazed door to front elevation.

**Living / Dining Room 13'5" x 12'5" plus bay (4.113 x 3.793 plus bay)**  
Original skirting board, ceiling rose and coving. Radiator. UPVC double glazed bay window to front elevation.

**Breakfast Kitchen 13'10" x 12'7" (4.231 x 3.849)**  
Fitted kitchen with a range of wall and base units. Corian worksurfaces. Single bowl undercounter sink. Smeg Range cooker and American style fridge freezer (available by separate negotiation). Stainless steel cooker hood. Integrated dishwasher. Radiator. UPVC double glazed window to rear elevation.

**Rear Vestibule**  
Built-in coat and shoe storage plus large storage cupboard. Radiator. UPVC double glazed door to rear elevation. Doors leading to integral garage and lounge.

**Lounge 20'1" x 18'2" (6.145 x 5.549)**  
Accessed via stairs from the rear entrance vestibule this room offers potential for multiple uses. Bespoke fitted shelving. Four Velux windows. UPVC double glazed window to rear elevation. UPVC double glazed French doors with Juliet balcony.

**Office / Playroom 13'7" x 11'10" (4.142 x 3.608)**  
Cupboard housing boiler plus separate storage cupboard. Radiator. UPVC double glazed window to rear elevation. UPVC door to rear garden.

**Landing**  
Stairs leading from Entrance Hall. Light tube.

**Master Bedroom 12'9" x 12'3" (3.887 x 3.742)**  
Fitted wardrobes with built in vanity unit. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 10'6" plus recess x 12'3" (3.202 plus recess x 3.741)**  
Bench radiator. UPVC double glazed window to front elevation.

**Bathroom**  
Twin wash hand basins. Low flush W.C. Bath with mixer taps and shower over. Built in Bose speaker. Fully tiled. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

**Dressing Room / Study 8'1" x 6'7" (2.473 x 2.007)**  
Built in wardrobe and drawers. Radiator. UPVC double glazed window to front elevation. Stairs to Bedroom Three.

**Bedroom Three 18'4" x 17'3" (5.592 x 5.270)**  
Stairs leading from Dressing Room / Study. Exposed beams. Two Velux windows. Cupboard with Velux window - which would be suitable to convert into an en-suite.

**Integral Double Garage 18'5" x 15'10" plus recess (5.627 x 4.841 plus recess)**  
Electric roller door. Radiator. Plumbing for washing machine and space for dryer. Clothes drying rack.

**Cloakroom**  
Located to the rear of the garage. WC and wash hand basin.

**Parking**  
Electric gates leading to the block paved driveway offering off road parking.

**Garden**  
A well proportioned decking and lawn garden with far reaching views across the valley. Outdoor lighting and tap. L-shaped outbuilding with power and lighting, ideally suited for workshop and storage. The rear garden can also be accessed via the lane to the rear of the house.

**Council Tax Band**  
D

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
hers.slave.solid

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