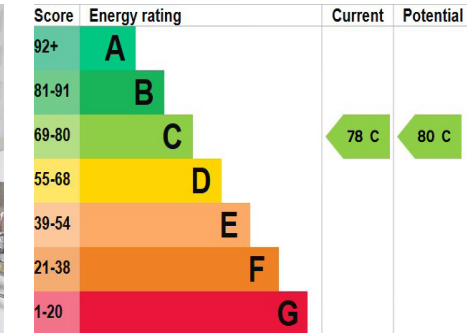
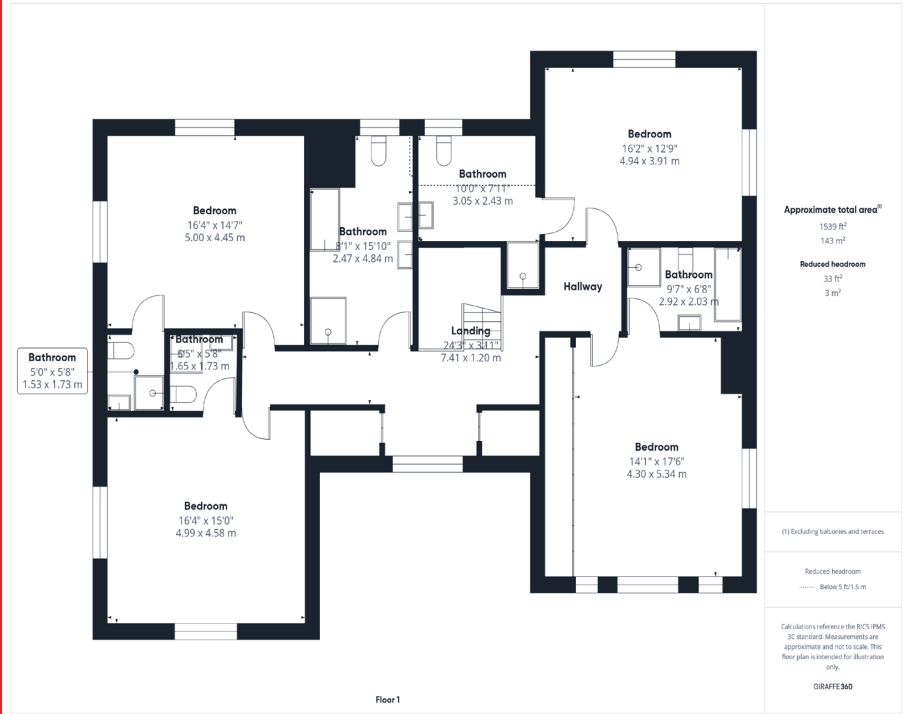
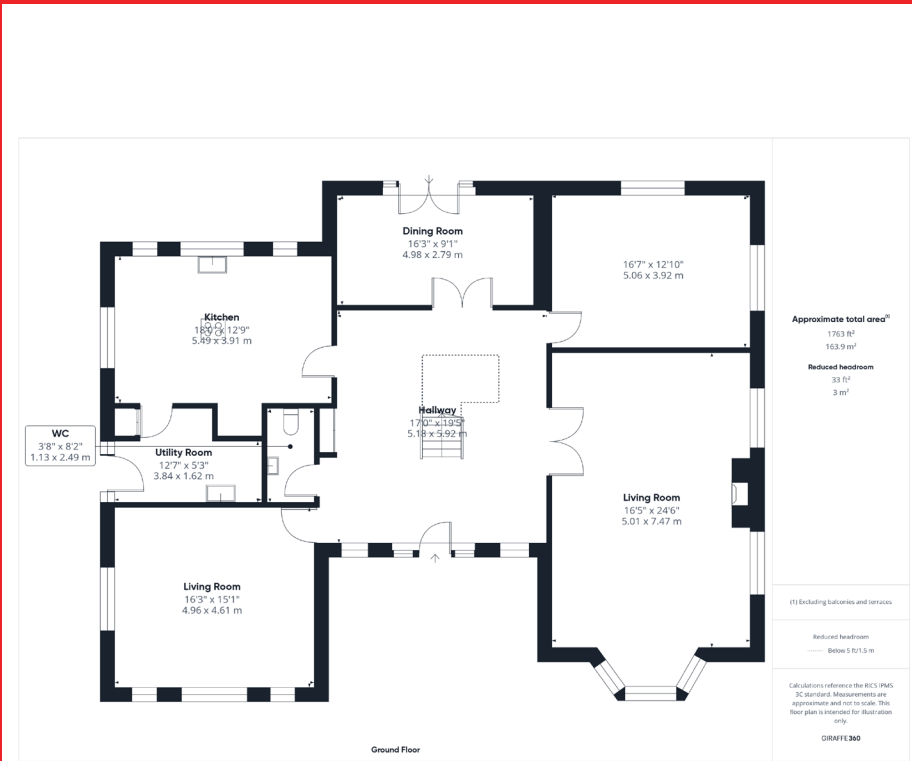




HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£575,000

**Lakeside Lodge,
Mereside,
Hornsea**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Lakeside Lodge, Mereside, Hornsea, HU18 IBG

With over 3200 sq ft of space this fabulous modern detached house occupies an enviable quieter position in Hornsea town centre, just yards from its famous Mere. Built by the current owners to their specifications on the site of an old school, its design was heavily influenced by what it replaced. Superb reception space surrounds the cavernous entrance hall and then there are four double bedrooms, all en-suite, to the first floor which will make this a very appealing proposition for a variety of purchasers. Early viewing is essential.

This lovely modern property has the potential to make a great family home or even a holiday home in this traditional yet highly regarded seaside town. There are striking large windows to the easterly and westerly aspects which reflect those found in period school buildings and a bay window to the living room is supplemented by two further windows to flood it with light. The gated access and enclosed grounds to all four sides provide a feeling of security and privacy. There is a large amount of gravelled driveway and parking leading to a detached brick built garage so town centre off street parking is assured. However, the overwhelming feeling is of space. These aren't just 4 double bedrooms they are Lakeside Lodge double bedrooms. Even the smallest is a very generous double and all have windows to two aspects along with en suite facilities. The four principal rooms to the ground floor all have windows to two aspects and the grand entrance hall has over 340 square feet on its own. In full the accommodation comprises: Entrance Hall, WC Cloaks, spacious Living Room, formal Dining Room currently uses as a Snug, Large Study, Fitted Kitchen, Utility Room and a spacious rear Entrance Area that currently accommodates a dining table. To the first floor is a spacious Landing and wonderful Master Bedroom with multiple windows and fitted wardrobes as well as an En Suite 4 piece Bathroom. There is a guest Bedroom with En Suite Bathroom, two further Double Bedrooms both with En Suite Shower Rooms, and large family Bathroom with separate Shower Room. There is a smaller garden to the rear of the property on the westerly aspect, areas of outside space to two other sides as well as the driveway and double garage.

It is a wonderful property and opportunity. Early viewing is essential but in the short term our 360 degree tour will provide an excellent oversight.



LOCATION

The house sits in a delightful location between the town centre and Hornsea's famous Mere. It is just yards away from the hustle and bustle of the town in a much quieter location with an open grassed area to the side that leads down to the Mere. Hornsea provides a good range of shops, pubs restaurants and other local amenities including a Tesco supermarket and schools. Beverley, Hull and Bridlington provide further amenities. While it is known as a seaside town the Mere is Yorkshire's largest freshwater lake and is a significant feature in its own right. A really wonderful place to make your home.

ACCOMMODATION

Entrance Hall - a very spacious entrance hall with a central staircase leading to the first floor and built in cupboard. Glazed double doors lead to...

Living Room - a large room with a feature fireplace and oak mantle, and a bay window to the front aspect is supplemented by 2 windows to the side.

Snug/Dining Room - with three windows to the front and a further window to the side.

Study - a large study with windows to the rear and side.

Rear Entrance Hall - currently used as a dining space but also accommodating a sofa which points to its size. Double doors opening to the outside.

WC Cloaks - low flush WC and wash hand basin.

Kitchen - an attractively fitted kitchen with a range of base and wall mounted units and a central island with a breakfast bar. Fitted appliances including a dishwasher, electric oven and grill as well a halogen hob. Windows to side and rear and a useful recess that will accommodate an American style fridge freezer..

Utility Room - base and wall mounted units, sink and drainer as well as plumbing for the washing machine. Door to the outside.

First Floor Landing - an attractive and spacious landing with a window to the front.

Master Bedroom - a large bedroom with three windows to the front and a further window to the side providing lots of light. Extensive fitted wardrobes with sliding mirrored doors.

En Suite Bathroom - a four piece suite including a panelled bath, separate shower unit, hand basin and WC. Extensive tiling to the walls and floors and a velux style window.

Bedroom - a good sized double bedroom which may be appealing to use as a guest bedroom given it has a larger en suite. Windows to side and rear.

En Suite - a larger en suite with three price suite including a low flush WC, separate shower unit and wash hand basin. Tiling to walls and floor. Window to rear.

Bedroom - a good sized double bedroom with windows to side and front.

En Suite - with a three piece suite including a low flush WC, separate shower unit and wash hand basin. Tiling to walls and floor.

Bedroom - a good sized double bedroom with windows to side and rear.

En Suite - with a three piece suite including a low flush WC, separate shower unit and wash hand basin. Tiling to walls and floor, two velux style windows to the side.

OUTSIDE

The property is approached via double high level gates with brick pillars to either side. There is a spacious gravelled driveway which provides parking for a number of vehicles and leads to a detached double garage with an up-and-over door and power and light laid on as well as a courtesy door to the side. There is a timber shed to the side of the garage and a lawned garden to the side of the house with a south westerly aspect. It is largely laid to lawn and has fencing to perimeters. There are further areas of grounds to the other aspects and a perimeter brick wall facing Mereside and the grassed area with fencing to the other two boundaries.

