



The Haven, 45 Church Lane, Lockington, Driffield, YO25 9SU



## SPACIOUS FOUR-BEDROOM HOME IN A CHARMING VILLAGE SETTING



Set in one of the most desirable villages north of Beverley, this modern detached house offers a perfect blend of style and comfort. With a contemporary interior and generous living space, this home is ready for you to move straight in and start enjoying all it has to offer. Whether you're spending time in the sun-filled garden or relaxing by the wood-burning stove, every detail has been thoughtfully designed to enhance your living experience.

### From the Agent's Perspective

This home truly stands out, not just for its beautiful design but also for its exceptional location. Tucked away down a long driveway, it offers a sense of seclusion while still being part of a warm and welcoming village community. The house has been thoughtfully re-fitted throughout, and the attention to detail is clear from the moment you step inside.

One of the first things that strikes you is the abundance of natural light. The south-facing living areas are particularly impressive, with large French doors that open out to the garden, seamlessly blending indoor and outdoor living. The living room, with its wood-burning stove, is perfect for cosy evenings, while the spacious dining/kitchen area is ideal for both everyday meals and entertaining guests.

The kitchen is a true highlight of the home. It has been fitted to a high specification, with all the modern integrated appliances you could need. The design is both functional and stylish, providing plenty of space for cooking, dining, and spending time with family and friends.

Upstairs, the property continues to impress with four generous double bedrooms. The master bedroom is especially appealing, featuring an en-suite shower room and a smart range of fitted wardrobes that offer ample storage. The other bedrooms are equally spacious, making this home ideal for a growing family or anyone who values extra room.







Additional features include a utility room that adds convenience to daily life and a separate office space, perfect for those who work from home or need a quiet spot for study. The garden is another great feature, providing a private outdoor space that's perfect for relaxing, gardening, or hosting gatherings.

Overall, this home is in superb move-in condition, offering a modern, comfortable lifestyle in one of the most sought-after villages in the Yorkshire Wolds. It's the perfect blend of privacy, community, and contemporary living, making it an excellent choice for discerning buyers with convenience of being chain free.

#### Location

Lockington is a beautiful village situated between Drifffield and Beverley close to the village of Hutton Cranswick and has its own post office, Church of England primary school and Church. Beverley is an extremely popular historic market town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is ideally located for access to Hull, the east coast and the motorway network.

#### Tenure

The tenure of the property is freehold.



### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

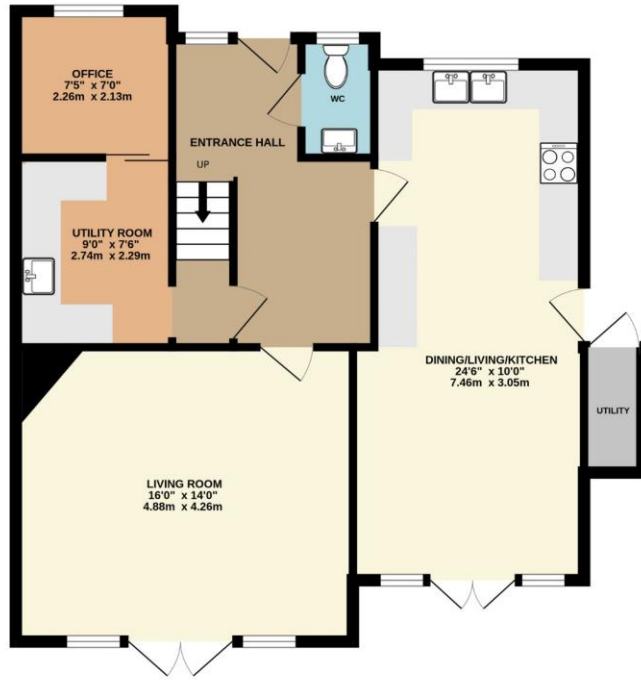
### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

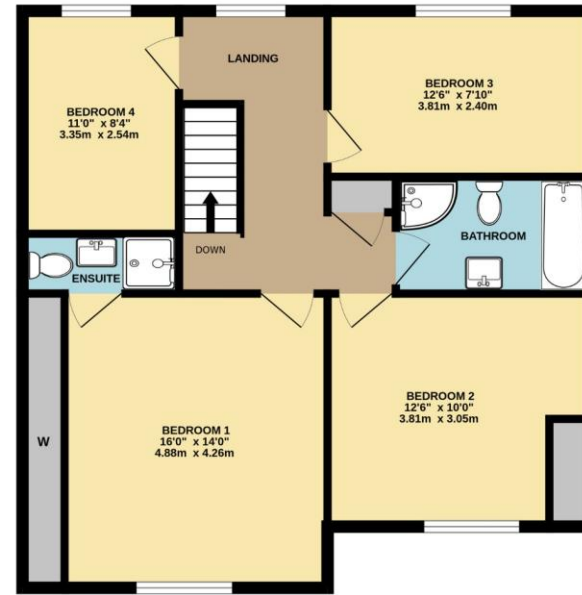
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

