



8 Mere Glen, Leconfield, Beverley, East Yorkshire, HU17 7LL

AN IMPRESSIVE DETACHED RESIDENCE IN AN EXCLUSIVE CUL DE SAC POSITION



Discover this remarkable detached home, crafted by the esteemed Cammack Builders Ltd around 2012, positioned at the head of an exclusive cul de sac. This home offers perfectly balanced accommodation over 2500 SQFT, designed for modern family living.

Summary

With undeniable kerb appeal, this high-quality residence is set on a delightful garden plot. Inside, you'll find a welcoming entrance hall with a guest cloakroom, a generous lounge featuring a bay window, log burner and double doors to a private terrace. The versatile second reception room is ideal for use as a playroom or formal dining room. The open plan living/dining kitchen is truly impressive, complemented by a separate utility room.

The first floor hosts a fabulous principal suite with an eye-catching floor-to-ceiling corner window, extensive fitted furniture, and a stylish en-suite. Two additional double bedrooms and a spacious family bathroom with both a large shower enclosure and freestanding bath complete this level. On the top floor, there is a generous guest bedroom with an en-suite facility, plus a fifth double bedroom currently used as a home office.

Externally, a generous block-paved frontage offers ample vehicle space in front of the detached double garage, with attractive landscaping extending to the rear garden. The garden enjoys a sunny south-westerly aspect, providing enviable privacy with its lawn, established borders, and paved patio terrace.

Conveniently situated in Leconfield, this home offers easy access to the beautiful market town of Beverley, with road links to Hull, York, and beyond. A home of distinction that must be viewed to appreciate its size and quality.





Agent's Thoughts

Mere Glen is a splendid small-scale development by John Cammack, a local builder of significant repute. Each home here is individually designed and expertly crafted, creating an exclusive environment for residents. This property is delightfully private, situated at the head of the development. It offers a fabulously safe and private setting for raising a family, with no passing traffic. The house is immaculate throughout, allowing you to move straight in and enjoy! The light and spacious rooms are complemented by high-quality fixtures and fittings. With five double bedrooms, including two with luxurious en-suite facilities, there's plenty of room for family and visitors.

The lovely gardens enjoy ample sunlight and privacy. It's truly an outstanding family home. Beverley is just a short distance away, offering a wealth of amenities, and the surrounding countryside provides pleasant walking and cycling routes from the doorstep.

Client's Perspective

When we moved to the area from The Midlands, we knew we wanted to be close to Beverley, and Leconfield offered us the perfect opportunity to get the best value for our money. We knew this property was perfect for us as soon as we first saw it, and it has not disappointed us in any way. It's a friendly development, and we will certainly miss the sense of community. The bedrooms ticked all of our boxes, with three generous rooms on the first floor for us and the children, and two extra rooms upstairs that are perfect for visiting friends and family. The living space flows beautifully, making it ideal for social gatherings, and the garden access from both the lounge and the kitchen connects the indoors with the outdoors seamlessly. A new job opportunity means it's no longer practical to commute, so it is with heavy hearts that we are now offering our home to a new family, hopefully to enjoy as much as we have!

Location

The village of Leconfield benefits from a church and local primary school. A temporary post office operates in the village hall with development plans underway for a shop to include a post office to be completed later in the year. Leconfield is located close to the historic town of Beverley which lies approximately 10 miles to the north of the city of Hull and approximately 25 miles south east of York which is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull.

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 F.*

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.





MERE GLEN, LECONFIELD HU17 7LL

TOTAL FLOOR AREA : 2805 sq.ft. (260.6 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

