



Hull  
Gregson  
Hull  
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**FOR SALE**

Reap Lane  
Portland, DT5 2JX

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Asking Price  
£345,000 Freehold



# Reap Lane

Portland, DT5 2JX

- Detached Family Home
- Offered For Sale With No Onward Chain
- Generous Sized Rear Aspect Lounge
- Modern Fitted Kitchen
- Downstairs WC
- Three Double Bedrooms
- Family Bathroom
- Garage & Driveway
- Southerly Facing Tiered Rear Garden
- Ideal Family Home In Highly Popular Location





A three DOUBLE BEDROOM DETACHED family home with GARAGE, DRIVEWAY & SOUTHERLY FACING GARDEN situated in SOUTHWELL, Portland. OFFERED FOR SALE WITH NO ONWARD CHAIN, the property boasts a generous living room with French doors onto the SOUTHERLY garden, MODERN FITTED kitchen/breakfast room, downstairs WC, family bathroom & THREE DOUBLE bedrooms.



The front garden, with a paved path, leads to the front door. The door opens into the hallway with stairs to the first floor, a useful downstairs cloakroom and access into the kitchen



and living accommodation. To your left hand side is the kitchen, complete with a range of fitted wall and base units with worktops over, an integrated oven with inset hob, a sink unit, space for a washing machine and space for a fridge freezer. To the rear of the ground floor is the lounge/diner, a great sized room spanning the width of the house with French doors opening onto the garden, as well as ample space for living room furniture and a family dining table.

Ascending to the first floor is a lovely landing with a window, a useful airing cupboard housing the hot water tank as well as offering ample space for airing laundry and linen storage, plus access into the bedrooms and bathroom.

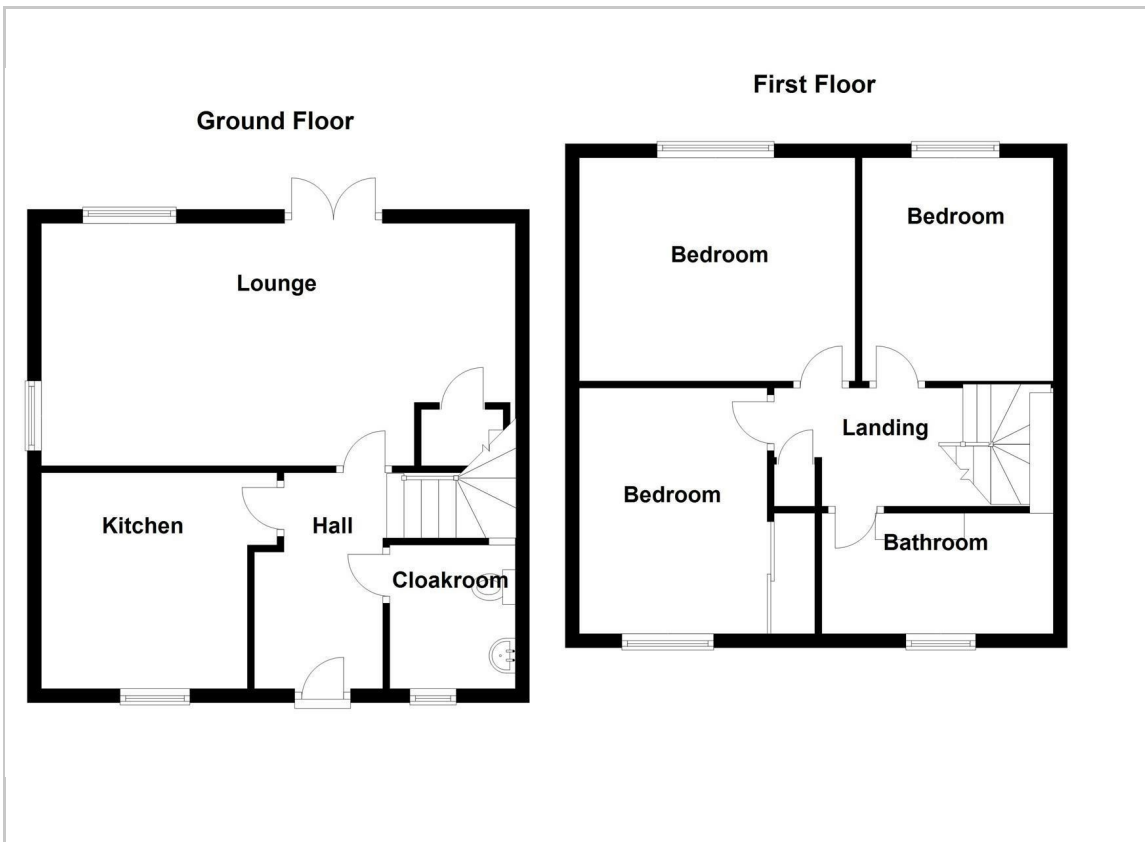
Bedroom one is a generous sized double room with ample space for a double bed/furniture and a lovely aspect overlooking the rear garden.



Bedrooms two and three are both double bedrooms, one overlooking the front, the other overlooking the rear garden; bedroom two with a build in wardrobe.

Completing the first floor is the family bathroom which comprises a panelled bath with electric shower over, a close coupled WC and pedestal wash hand basin, as well as a front aspect window.

Outside is a well maintained, southerly facing, tiered garden with an initial patio area offering ample seating space, bounded with a feature stone wall plus a range of planted borders and central decorative flower beds.



**Lounge/Diner**  
21'5" max x 11'3" max (6.53 max x 3.43 max)

**Kitchen**  
9'6" x 8'7" (2.9 x 2.63)

**Bedroom One**  
11'9" max x 9'8" (3.6 max x 2.95)

**Bedroom Two**  
10'11" x 8'5" (3.34 x 2.58)

**Bedroom Three**  
9'10" x 8'10" (3.0 x 2.7)

**Bathroom**  
9'8" x 4'11" (2.97 x 1.52)

**Garage**  
17'11" x 9'7" (5.48 x 2.94)

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Family Home  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

