



Longmans Lane, Cottingham, East Riding of Yorkshire
Asking Price £365,000





KEY FEATURES

- Superb Detached Home
- Four Bedrooms, Master with En Suite
- Family Bathroom
- Comfortable Lounge & Conservatory
- Breakfast Kitchen with Utility
- Ground Floor W.C.
- Driveway & Garage
- Enclosed Rear Garden
- Tenure Freehold
- Council Tax Band E
- EPC rating C



DESCRIPTION

Set off the Leafy, Longmans Lane, at the heart of the vibrant village of Cottingham, is this SUPERB DETACHED FAMILY HOME offering well appointed accommodation that would appeal to the family buyer.

The front entrance door opens into a welcoming HALLWAY with feature staircase leading to the first floor. Doors open to the DINING ROOM and a comfortable LOUNGE with feature fireplace and French doors opening to the CONSERVATORY, a lovely space to relax and unwind.

There is a well equipped BREAKFAST KITCHEN with UTILITY area and GROUND FLOOR W.C.

To the first floor is the family BATHROOM and FOUR bedrooms, MASTER with an EN SUITE.

Outside there is DRIVEWAY leading to a turning circle with double gates opening to access the GARAGE.

The enclosed rear garden is mainly laid to lawn, adorned with mature trees and shrubbery with an attractive paved patio area ideal for outdoor entertaining.

VIEWING IS HIGHLY RECOMMENDED





PARTICULARS OF SALE

Entrance and hallway

The property is accessed via a wooden glazed front door opening into the welcoming hallway with feature staircase leading to the first floor.

Dining Room

3.82m x 2.63m

A light and airy dining room with walk in bay window to the front elevation, a lovely room for entertaining family and friends.

Breakfast Kitchen

3.78m x 2.97m

A modern high gloss kitchen with a range of integrated appliances, fitted units, contrasting work surface and laminate splashback. Built in double oven and electric hob with extractor hood above. Open to the utility area with space for dryer, wall mounted central heating boiler and plumbing for automatic washing machine. Door to ...

Ground Floor W.C.

1.83m x 0.88m

With low level W.C. and wash basin.

Lounge

4.73m x 3.67m

A comfortable lounge with feature fireplace and French doors opening into the conservatory.

Conservatory

3.20m x 2.69m

Double glazed construction with glazed roof and double doors opening to the patio area.

Master Bedroom

3.63m x 3.48m

A double bedroom enjoying views over the rear garden with a tree lined back drop.

En Suite

2.17m x 1.25m

Adjoining the master bedroom with vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Shower cubicle and chrome towel heater.

Bedroom Two

4.41m x 3.10m

A further double bedroom with two double glazed windows to the front elevation.

Bedroom Three

2.60m x 2.36m

A single bedroom with double glazed window, currently used as a dressing room.

Bedroom Four

2.84m x 2.64m

A further bedroom with double glazed window.



Family Bathroom

2.63m x 1.39m

Fully tiled family bathroom with panelled bath with overhead shower and glazed screen. Pedestal wash basin and low-level W.C.

Garage

The side driveway leads to a turning circle with double gates opening to provide access to the garage with up and over door, power and light.

Garden

Adorned with beautiful mature trees and shrubbery, the rear garden has a lawn and an attractive paved patio area with ample space for patio furniture, creating a lovely outdoor space for the family to enjoy.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the northwest of the center of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well-regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three-mile radius of each other.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiations can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: -

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These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

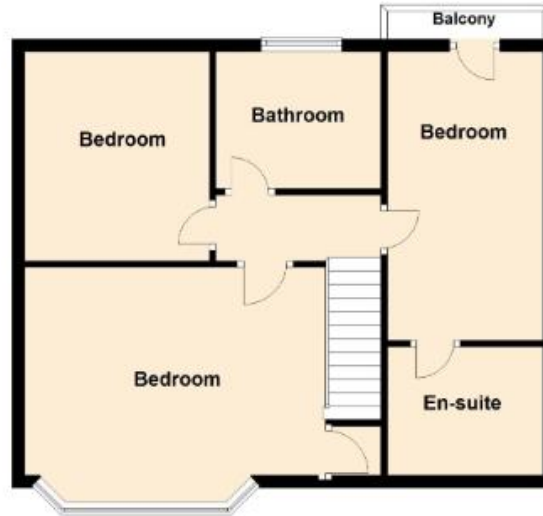


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

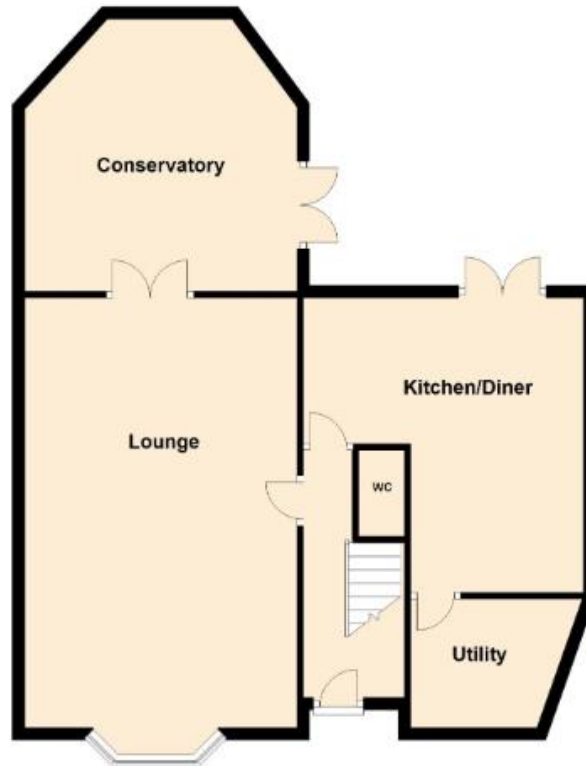
First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

