



North Moor Lane, Cottingham, East Riding of
Yorkshire

Asking Price £650,000





KEY FEATURES

- Open plan living
- Air conditioning
- Double garage
- No onward chain available
- Four generous bedrooms
- Three bathrooms
- Private electric gates
- Generous garden
- Generous entertaining space
- Total area 275 square metres
- EPC rating C



DESCRIPTION

Lovelle are proud to bring to market this exceptional property in Cottingham that offers open plan living that the whole family can enjoy, a generous plot to continue entertaining to the outdoors, four bedrooms, three bathrooms, double garage, a driveway providing parking for numerous vehicles all behind private electric gates, air conditioning and much much more.

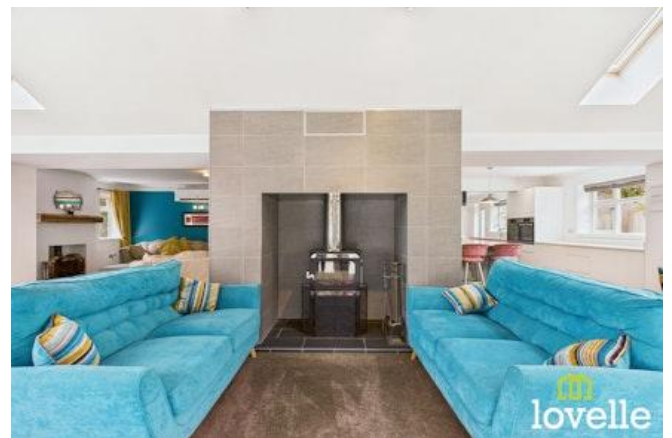
As you approach the property from the street private electric gates provide access onto the driveway that leads to the double garage. The garage and driveway offers secure parking for numerous vehicles. Entering into the property via the front door you are greeted by an open reception hall with a roof window allowing natural light to flow down. The glass balustrade catches your attention and draws your eyeline up to the chandeliers. Doors lead to two ground floor bedrooms, bathroom and the spectacular open plan living space.

The open plan living kitchen space in this property is the heart of this home, you will be planning for family and friends straight away. Natural light flows through this space from windows to both side elevations and the rear elevation. Two log burners provide cosy spaces for those cooler months where the newly installed air conditioning provides comfort in those warmer months, the current owners have placed a lot of thought into this set up. The kitchen features a selection of base units with neutral countertops with a matching L shaped island offering a place to sit and enjoy a light meal and plenty of space to prepare meals for the whole family. The kitchen benefits from a range of integrated appliances. The living area offers ample space for seating areas, dining areas and entertaining. French doors open onto a generous patio area allowing family and friends to enjoy indoor outdoor living.

The principle bedroom on the ground floor offers over 30 square metres of accommodation with tri aspect windows for natural light and air conditioning provides comfort. This bedroom is served by a Jack and Jill bathroom featuring a three piece suite. A second double bedroom on the ground floor features a range of fitted wardrobes and dressing table, window to the side elevation and en suite bathroom with three piece suite. A further two double bedrooms are situated on the first floor and are served by a family bathroom featuring a four piece suite. Both of the bedrooms feature dual aspect windows to the rear and side elevation and benefit from built in wardrobe and storage cupboards with eaves storage behind.

To the rear of the property is a private rear garden surrounded by established bushes and trees that is mainly laid to lawn but also features a generous patio area with low wall. You will find this garden offers space for the whole family to relax, enjoy and entertain.

Viewing is a must on this property to fully appreciate the lifestyle that is on offer. Call to discuss and book your viewing today!









PARTICULARS OF SALE

Hallway

4.59m x 5.85m (15'1" x 19'2")

An open reception hallway that features a galleried landing with glass balustrade to the first floor and a roof window that allows natural light to flow down. The hallway provides access to the open plan living space, principle bedroom, second bedroom, bathroom and storage rooms.

Open Plan Living

10.49m x 9.08m (34'5" x 29'10")

The heart of the home is at the rear of the property in this spectacular open plan living kitchen space. Filled with natural light from windows on the rear elevation and both side elevations. French doors to the rear allow for indoor outdoor living. Two log burners provide cosy spaces for the cooler months whilst newly installed air conditioning provides comfort in the warmer months. The living space allows for separate seating and dining areas without impacting on space or comfort. This is a superb space for the whole family to come together, relax and entertain. The kitchen area features a range of base units with neutral counter tops and a generous L shaped island. The kitchen features integrated induction hob with extractor above, dishwasher and two ovens.

Principle Bedroom

4.9m x 8.08m (16'1" x 26'6")

To the front of the property is the principle bedroom offering over 30 square metres of accommodation space all filled with natural light from the tri aspect windows. Comfort is provided by the newly installed air conditioning. Access to Jack and Jill bathroom.

Bathroom

3.34m x 2.25m (11'0" x 7'5")

Fully tiled and featuring a three piece suite comprising of walk in shower, hand basin and low flush toilet.

Bedroom

3.94m x 3.8m (12'11" x 12'6")

A generous double bedroom to the ground floor featuring fitted wardrobes and dressing table. Window to the side elevation. Access to en suite.

Bathroom

2.25m x 1.82m (7'5" x 6'0")

A fully tiled en suite bathroom featuring a three piece suite comprising of shower, hand basin and low flush toilet.

Landing

2.92m x 1.66m (9'7" x 5'5")

A galleried landing with glass balustrade providing access to two further bedrooms and family bathroom.

Bedroom

3.82m x 5.77m (12'6" x 18'11")

A generous double bedroom with built in storage cupboards with clothes rails and access to eaves storage. Windows to the rear and side elevations provide natural light.



Bedroom

3.83m x 5.74m (12'7" x 18'10")

A generous double bedroom with built in storage cupboards with clothes rails and access to eaves storage. Windows to the rear and side elevations provide natural light.

Bathroom

2.47m x 2.74m (8'1" x 9'0")

A fully tiled bathroom featuring a four piece suite comprising of shower, bath, hand basin and low flush toilet.

Garage

7.16m x 6.41m (23'6" x 21'0")

A double garage with two electric up and over sectional doors. Power, lighting and plumbing. This garage provides secure parking or additional storage space.

Outdoor

This property is situated on a generous plot and features secure electric gates to the front of the property. A long driveway providing ample parking for several vehicles. To the front of the property is a lawned area with ornamental tree and established bushes. A path leads to the front door and around the side of the property.

To the rear of the property is a private rear garden surrounded by established bushes and trees that is mainly laid to lawn but also features a generous patio area with low wall. You will find this garden offers space for the whole family to relax, enjoy and entertain.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: F

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 particular 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 in order 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 negotiation 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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation 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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div><p>Approximate total area⁽¹⁾</p><p>303.6 m² 3269 ft²</p><p>Reduced headroom</p><p>6.8 m² 73 ft²</p></div>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m/5 ft.</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

