



Inglemire Lane, Cottingham, East Riding of Yorkshire
Offers over £200,000





KEY FEATURES

- Bungalow
- Two bedrooms
- No chain
- Enclosed garden
- Open plan living
- Office
- Transport links
- Cottingham village
- Potential to add value
- Total area 74 square metres
- EPC rating C



DESCRIPTION

Introducing this unique two bedroom bungalow with open plan living on Inlemire Lane, Cottingham.

As you step into the bungalow your eyes are drawn up to the rooflight and high ceilings. This open plan living kitchen is a great space for entertaining friends and family. The accommodation also offers two bedrooms, an office and family bathroom.

The kitchen area features a mix of neutral base and wall units with neutral countertops, a peninsula that acts as a breakfast bar and windows to the front elevation. The kitchen is also equipped with oven, hob and extractor.

The living area is a light and airy space that everyone can come together to relax, enjoy and entertain. Featuring a rooflight and secondary windows over the kitchen area providing natural light to enter the room.

To the rear of the property are two bedrooms that are accessed from the main living space. The first bedroom features a window the rear elevation whilst the second bedroom features a window to the side elevation. A third room is a suitable office space with a window to the side elevation. The bungalow is served by a bathroom that comprises of low flush toilet, hand basin and a tiled shower area.

The property sits on a private enclosed plot that is currently laid to tarmac with a tree to the front of the plot and some established shrubbery is also present. The plot is access via gates onto Inglemire Lane.

Do not delay, call Lovelle and book your viewing today.





PARTICULARS OF SALE

Open plan living area

7.57m x 4.3m (24'10" x 14'1")

A generous open plan living space with a light and airy feel. A space for everyone to enjoy, relax and entertain. Natural light enters from the rooflight and high windows over the kitchen area. A peninsula from the kitchen area acts as a divider of space and a breakfast bar. Access to all rooms.

Open plan kitchen area

4.22m x 2.68m (13'10" x 8'10")

The kitchen area features a neutral base and wall units with neutral countertops. A peninsula acts as a divider of space from the living area and also acts as a breakfast bar. Integrated appliances include oven, hob and extractor. Windows to the front elevation.

Bedroom

3.41m x 3.12m (11'2" x 10'2")

The first bedroom features a window to the rear elevation.

Bedroom

3.4m x 3.11m (11'2" x 10'2")

The second bedroom features a window to the side elevation.

Office

1.78m x 1.94m (5'10" x 6'5")

A home office room with window to the side elevation.

WC area

2.16m x 1.37m (7'1" x 4'6")

Featuring a low flush toilet and hand basin. Access to the shower area.

Shower area

1.4m x 1.28m (4'7" x 4'2")

A tiled shower room with drain in the centre.

Outside

Outside the property is an enclosed wrap around plot that is currently laid to tarmac. To the front of the plot is an established tree and around the plot is some established bushes. This plot offers potential to make it your own design.



TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: C

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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



