



**8 Lea Close, Leven HU17 5NB**  
**£269,950**



- No onward chain
- Two/three bedrooms
- Garage converted to dining room/bedroom/gym
- Immaculately presented throughout
- Modern kitchen & bathroom
- Potential to extend
- Superb tucked away location
- EPC Rating: C
- Council Tax Band: C

A stunning, modern detached bungalow in a fabulous head of cul-de-sac position offering beautifully planned and well laid out accommodation. Benefitting from a conversion of the garage into further living space, which is currently used as an office and gym, the room has also been used as a dining room and bedroom in the past. Boasting a modern fitted kitchen and attractive bathroom, the property also has the benefit of two separate garden areas which would also allow for the property to be extended should that be required (having previously been approved by planning).

Situated in this sought after village, viewing of this property is essential to appreciate all that it has to offer.

#### LOCATION

The property is situated in a fabulous position tucked away at the head of the small cul-de-sac forming Lea Close, which lies off The Meadows on the South side of Leven.

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Modern composite front door with stained glass panel, laminate flooring and storage cupboard. Access to the loft which is fully boarded with a light and ladders.

##### LIVING ROOM

15' x 11'3" (4.57m x 3.43m)  
A well proportioned room with window to the front elevation and contemporary style shutters. The focal point of the room is a white fireplace with granite hearth and back housing a gas living flame fire.

##### KITCHEN

20'6" x 11'3" maximum (6.25m x 3.43m maximum)  
A beautiful modern kitchen offering a good range of white Shaker style wall and base storage units with under unit lighting, laminate work surfaces and ceramic style splashbacks, four ring gas hob with extractor over, two ovens, composite sink and drainer, integrated washing machine, fridge and dishwasher, space for table, porcelain tiled floor, window overlooking the garden with shutters to match those in the living room and French doors leading out into the rear garden.

##### BEDROOM 1

12'9" x 11'6" (3.89m x 3.51m)  
Window to the front elevation, modern fitted wardrobes with sliding mirrored fronts and Karndean flooring.

##### BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)  
Window with modern shutters, laminate flooring and an extensive range of fitted wardrobes including eyeline units.

##### BEDROOM 3/DINING ROOM/GYM

A conversion of the original garage with two windows to the front elevation and uPVC window opening onto the side of the property. Please note it is our understanding that the conversion does not have a Building Regulation certificate.

##### BATHROOM

Modern three piece sanitary suite comprising double shower enclosure, vanity hand wash basin, close coupled w.c., chrome heated towel rail, tiled floor and window to the rear elevation.

#### OUTSIDE

The property is set back from the head of the cul-de-sac with a long drive leading up to the original garage and provides ample parking for at least three cars. The front garden has been lawned and is partially enclosed by a picket fence. A timber gate provides access to the garden at the side of the property.

Both the side garden and the rear garden have been hard landscaped with attractive stone flags which allow for ease of maintenance. The owners have in the past applied and had planning approval to extend the bungalow sideways into the garden and build a detached garage. As such there is still potential to increase the size of the bungalow should that be required (Ref: 10/00638/PLF).

The garden has the benefit of external lighting and two sheds for storage, one of which has power and light laid on.

#### SERVICES

All mains services are available or connected to the property. The boiler was replaced approximately two years ago and has the balance of the 10 year warranty.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

GROUND FLOOR



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