





The Property Specialists

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28 Carr Lane, Leven HU17 5LN
£335,000

- No onward chain
- Three bedrooms / Two bathrooms
- Westerly facing garden
- Cul-de-sac location
- Overlooking fields
- Off street parking & garage
- Council Tax Band: D
- EPC Rating: C

A superb detached bungalow situated in an enviable position with a westerly facing garden overlooking open fields. Offered to the market with no onward chain the property is located on a small cul-de-sac on the fringe of this ever-popular village of Leven and offers a flexible layout with three bedrooms and two bathrooms. Perhaps requiring some modernisation but having been well looked after over time this property is not to be missed.

LOCATION

The property is located on a small cul-de-sac leading off from Carr Lane and on the western side of the village 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

GROUND FLOOR

ENTRANCE HALL

14'1" x 13'1" (4.29m x 3.99m)
A L-shaped entrance hall linking the reception rooms and bedrooms. Composite front door with ornate glass panel. Laminate flooring, shelved out airing cupboard housing the modern Ideal Standard gas boiler and access to the loft.

LIVING ROOM

16'6" x 11'3" (5.03m x 3.43m)
A very well proportioned living room, the focal point being a gas living flame fire set in a dark wood fireplace with marble hearth and back. Patio doors lead out onto the westerly facing rear garden.

BREAKFAST KITCHEN

12'8" x 10'3" (3.86m x 3.12m)
With a range of wall and base storage units with oak fronts and laminate work surfaces. Ceramic tiled splashbacks. Four ring gas hob with extractor over, integrated oven and grill. Composite one and a half bowl sink and drainer with window over. Space for washing machine, fridge freezer and table. Laminate flooring and composite door leading out to the rear garden.

BEDROOM 1

12'8" x 10'7" (3.86m x 3.23m)
Range of fitted wardrobes including bedside units. Window to the rear elevation.

EN-SUITE SHOWER / WET ROOM

6'9" x 4'7" (2.06m x 1.40m)
Having been adapted in the past to create a wet room and with low level w.c. and pedestal hand wash basin. Partially tiled walls and window to the side elevation.

BEDROOM 2

10'7" x 10'7" (3.23m x 3.23m)
Fitted furniture including dressing table/desk and bedside units. Laminate flooring and window to the front elevation.

BEDROOM 3

11'3" x 9'3" (3.43m x 2.82m)
Window to the front elevation.

BATHROOM

6'10" x 6'2" (2.08m x 1.88m)
Three piece sanitary suite comprising panelled bath with shower attachment over, pedestal hand wash basin and close coupled w.c. Partially tiled walls. Window to the front elevation.

OUTSIDE

The property is located at the head of this small cul-de-sac and occupies an attractive and generous sized corner plot.

To the front is an extensive area of gravelled parking with a lawn to one side. The gravelled driveway continues down the side of the property and leads up to the garage.

The rear garden is a key feature of the property being westerly facing and overlooking open fields to the rear. A large Koi pond has attractive waterfall and there is an area of lawn, wide patio area and a further fenced off area of the garden to the rear which could be used for a vegetable plot or similar.

GARAGE

18'9" x 9'1" (5.72m x 2.77m)
A detached brick garage with up and over vehicular door, side courtesy door accessed off the garden and supplied with light and power.

SERVICES

All mains services are available or connected to the property.

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).

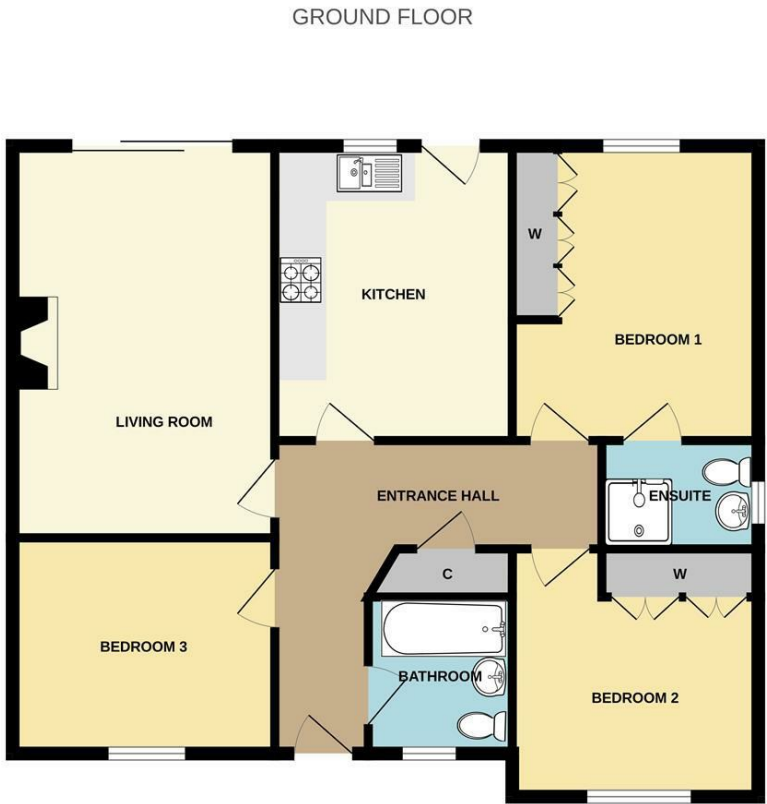
VIEWING

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

FINANCIAL SERVICES

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



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their quality or efficiency can be given. Made with Measure 12/05