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Matthew
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MOVING HOME



The Laceys, 30 Old Village Road, Little Weighton, Cottingham, East Yorkshire,

- 📍 Individual Detached
- 📍 Beautiful Gardens
- 📍 5/6 Bedrooms
- 📍 Council Tax Band F

- 📍 Living Kitchen
- 📍 Double Garage
- 📍 Desirable Village
- 📍 Freehold/EPC = D

£565,000

INTRODUCTION

'The Laceys' is a very appealing and individual detached residence situated in the centre of this desirable village. The property is approached across a twin driveway providing good parking and turning plus there is a double garage. The overall plot extends to approx. 0.3 acre and the southerly facing rear gardens are an absolute delight having been attractively landscaped over the years with mature borders and a cascading water feature, all of which can be enjoyed from the extensive patio and balcony area. The house has been extended significantly and provide accommodation over three floors. The ground floor comprises two lovely reception rooms, a living kitchen with balcony off, utility and cloaks/W.C. Upon the first floor are a series of four bedrooms, an ensuite bath/shower room and a separate house bathroom. The upper floor has a bedroom with an ensuite shower room and an office which could become a sixth bedroom if required. The accommodation has the benefit of oil fired central heating to radiators and uPVC framed double glazing. Viewing is highly recommended of this super detached property.



LOCATION

The property is located on the south side of Old Village Road in such a convenient position being close to the village shop and the well regarded public house is only a few doors down. This popular village is clustered around an attractive duck pond and green and conveniently placed, some 4 miles to the west of Cottingham and with Walkington and Beverley nearby. Convenient access can also be gained towards the west Hull villages, the Humber Bridge northern approach road and towards the A63/M62 motorway network. Little weighton has its own primary school and there is a well regarded public house which is gained a reputation for excellent food.



ACCOMMODATION

A bespoke hardwood entrance door opens to

ENTRANCE HALLWAY

A welcoming hallway with a return staircase leading up to the first floor



CLOAKS/W.C.

With low level W.C. and wash hand basin.

LOUNGE

18'7" x 11'2" approx (5.66m x 3.40m approx)

A triple aspect lounge with windows to front and side and double doors to the rear leading out to the paved terrace. The focal point of the room is a hand made brick fire surround with hearth and a back grate.



DINING ROOM

14'5" x 10'6" approx (4.39m x 3.20m approx)

With window and door to the rear terrace. There is a feature narrow gauge brick fire surround, Delft rack to walls.



LIVING KITCHEN

22'8" x 14'11" approx (6.91m x 4.55m approx)

This twin aspect room has windows to the front and rear and a door opens to the balcony which has a beautiful view over the garden and beyond. The kitchen has an extensive range of fitted base and wall mounted units with work surfaces and appliances including a Siemens microwave, oven, warming drawer, four ring hob, an extractor above. There is an integrated dishwasher, sink and drainer. A central island is also a feature.



UTILITY ROOM

10'3" x 7'1" approx (3.12m x 2.16m approx)

With double sink and drainer unit, plumbing for automatic washing machine, tiling to floor, fitted cupboards, window to side and rear, external access door leading out to the garden.

FIRST FLOOR

LANDING

With further staircase leading up to the second floor

BEDROOM 1

14'1" x 13'0" approx (4.29m x 3.96m approx)
Upto fitted wardrobes running to one wall. Two windows providing lovely southerly facing views across the garden and beyond.



ENSUITE BATH/SHOWER ROOM

With a space saving bath having a shower over and screen. Fitted furniture with inset wash hand basin and W.C. tiling to walls and floor, heated towel rail.



BEDROOM 2

11'4" x 10'6" approx (3.45m x 3.20m approx)
With fitted wardrobes, windows to rear



BEDROOM 3

14'5" x 10'6" approx (4.39m x 3.20m approx)
Window to rear



BEDROOM 4

15'0" x 8'3" approx (4.57m x 2.51m approx)
With fitted wardrobes and cupboards. Windows to front elevation.



BATHROOM

With suite comprising corner bath, corner shower cubicle and wash hand basin in cabinet with marble top and mirror above. There is tiling to the walls and floor, heated towel rail.



SECOND FLOOR

LANDING

With storage cupboard off

BEDROOM 5

19'3" x 11'0" approx (5.87m x 3.35m approx)
With fitted cupboards/wardrobe, two Velux style windows to the rear.



ENSUITE/SHOWER ROOM

With suite comprising shower cubicle, low level W.C. and wash hand basin.

OFFICE/BEDROOM 6

14'10" x 8'3" (4.52m x 2.51m)
With two Velux windows.



OUTSIDE

The property's approach across a twin driveway with block set apron and gravel driveway which provides good parking and turning space plus access to the detached double garage. The property stands in a plot of approximately a third of an acre and has a delightful rolling rear garden which is an absolute picture. An extensive paved terrace runs across the rear of the house in addition to which it is a balcony area accessed from the kitchen. The gardens are largely laid to lawn and complimented by mature borders with specimen trees and shrubs. A particular feature is a cascading water stream. To one side of the property lies a greenhouse and an area ideal for growing/cultivation.



GARDEN



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Carpets, curtains and light fittings are included in the sale.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

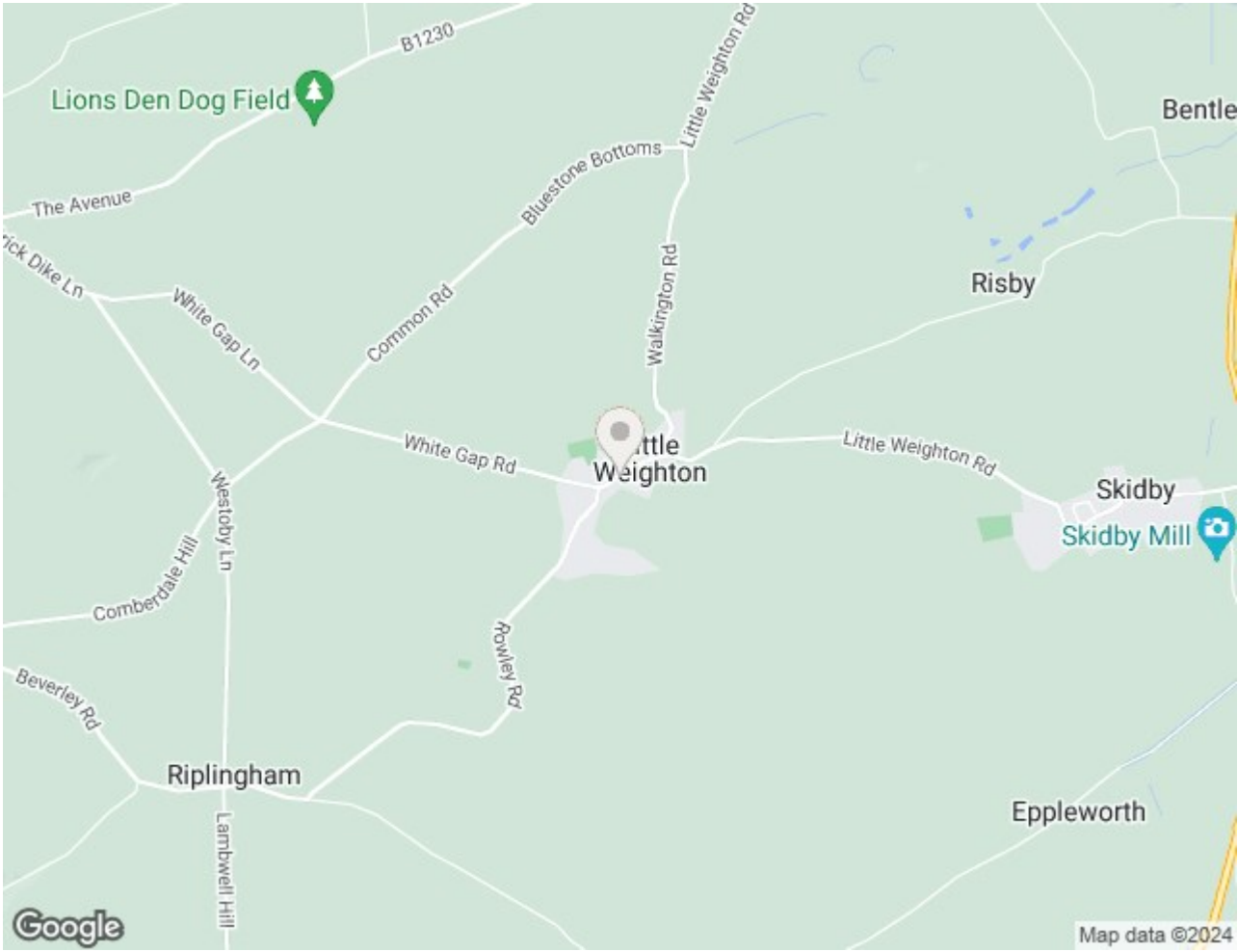
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor
Approx. 85.9 sq. metres (924.2 sq. feet)



First Floor
Approx. 78.8 sq. metres (848.4 sq. feet)



Second Floor
Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 202.0 sq. metres (2174.7 sq. feet)

