



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **47 Lawnsгарth, Cottingham, HU16 5RQ** **Offers over £240,000**

Welcome to your dream home in the coveted village of Cottingham! This extended three-bedroom semi-detached property offers the perfect blend of comfort and convenience. Situated just a short stroll from the vibrant village center, enjoy easy access to amenities, charming cafes, and welcoming pubs. Key highlights include a vast rear garden accompanied by a detached garage and a front driveway with ample space for multiple vehicles. Ideal for families or pet owners, the downstairs utility extension adds practicality and ease to daily living. Upstairs, three generously sized bedrooms await, along with a well-appointed bathroom. Downstairs, three spacious reception rooms provide versatile living spaces for relaxation and entertainment. Don't miss your chance to call this beautiful property home!

**DON'T MISS OUT....BOOK YOUR VIEWING TODAY!!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### KITCHEN

13'6 max x 8'1 max (4.11m max x 2.46m max )

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, space for fridge freezer, plumbing for dishwasher and door to rear garden



### LIVING ROOM

12'2 max x 17'2 max (3.71m max x 5.23m max )

a spacious, well presented living room



### DINING ROOM

10'0 max x 6'9 max (3.05m max x 2.06m max )

a good sized reception room



### GARDEN ROOM

9'5 max x 13'5 max (2.87m max x 4.09m max )

a fantastic living space with sliding doors to the rear garden



### UTILITY ROOM

7'7 max x 9'10 max (2.31m max x 3.00m max )

a convenient utility space with low level w/c, sink basin, work bench, eye and base level units, plumbing for washing machine and space for tumble dryer



## FIRST FLOOR

### LANDING

### BEDROOM ONE

11'4 max x 12'1 max (3.45m max x 3.68m max )  
a fantastic primary bedroom with storage cupboard



### BEDROOM TWO

11'4 max x 12'0 max (3.45m max x 3.66m max )  
another good sized double bedroom



### BEDROOM THREE

6'11 max x 9'6 max (2.11m max x 2.90m max )



### BATHROOM

6'9 ma xx 8'3 max (2.06m ma xx 2.51m max )  
a beautiful modern bathroom, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment



### OUTSIDE

a phenomenal, spacious rear garden, mainly laid to lawn with paved patio area, enclosed by timber fencing



### GARAGE AND PARKING

a generous sized garage and a drive providing off street parking for up to 4 vehicles

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

## VIEWINGS

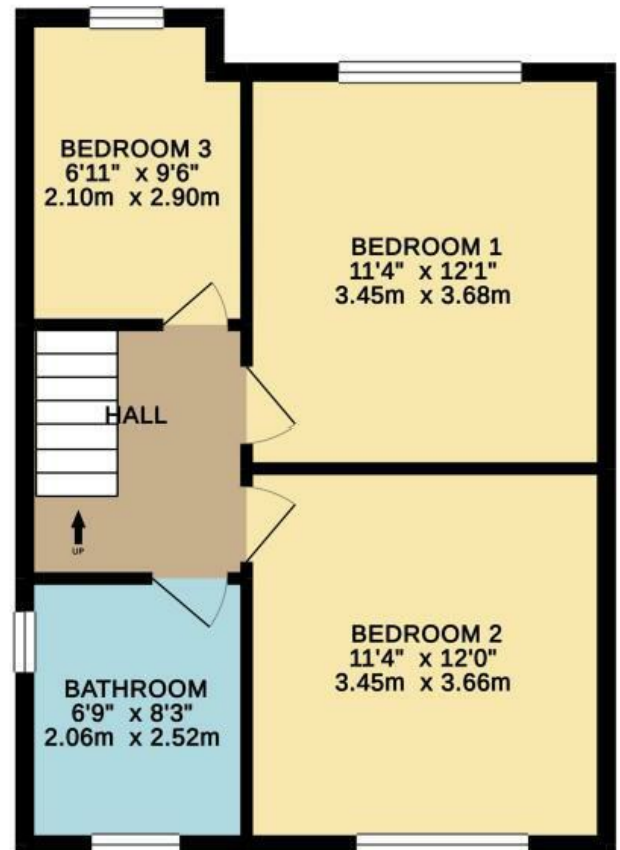
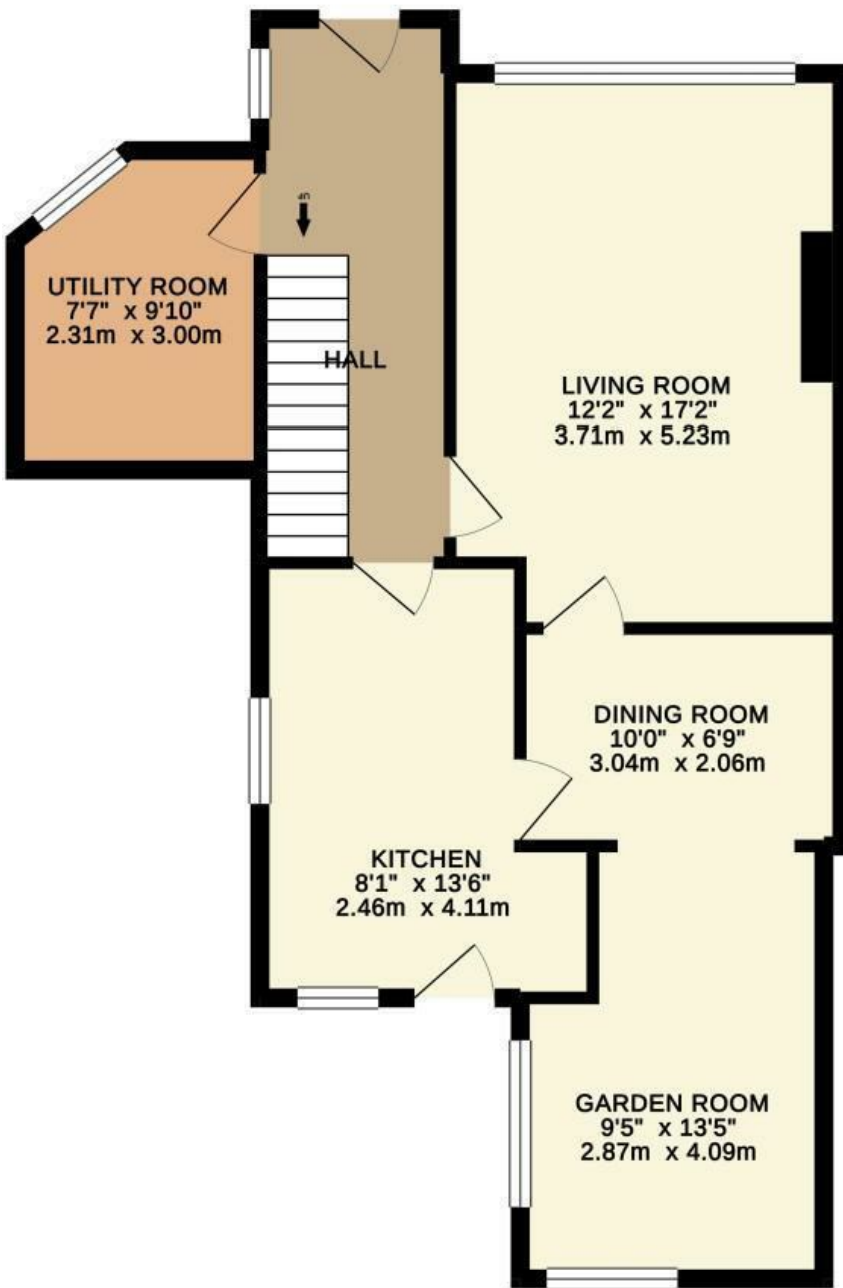
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR 676 sq. ft.  
( 62.8 sq. m. )

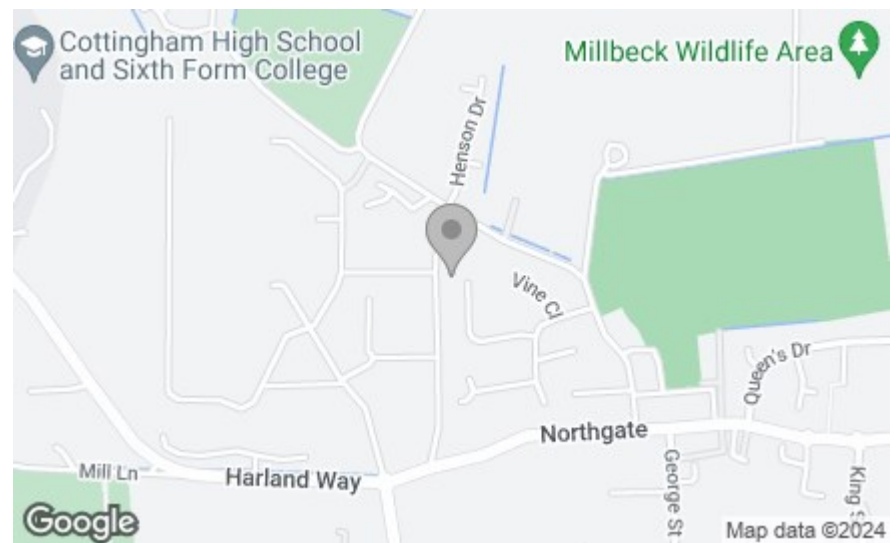
1ST FLOOR 442 sq. ft.  
( 41.0 sq. m. )



Lawnsgrath, Cottingham, East Yorkshire, HU16 5RQ

TOTAL FLOOR AREA : 1118 sq. ft. ( 103.8 sq. m.) approx.

Whilst 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 operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	<b>83</b>
<b>62</b>	

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(02 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC