

FANTASTIC FOUR BEDROOM DETACHED HOME THAT HAS BEEN MUCH IMPROVED TO PROVIDE A DELIGHTFUL FAMILY HOUSE ON INGS LANE IN ARKSEY. A sought after location and an internal inspection is highly recommended to fully appreciate the excellent living accommodation available. The extended kitchen to the rear of the house definitely offers the WOW factor with bi-folding doors to the garden and all purchasers will be impressed. The property in brief comprises of entrance hallway, living room, sitting room, dining room, extended kitchen/breakfast room, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, shower room, front garden/driveway, rear garden and workshop. GREAT LOCATION IN DN5.

ENTRANCE HALL

2' 11" x 15' 4" (0.90m x 4.68m) The property is accessed via the front facing door to the entrance hallway with feature floor tiling, radiator, coving and stairs to the first floor landing.

LIVING ROOM

12' 2" x 27' 3" (3.71m x 8.32m) Wonderful reception room with front facing double glazed bay window, rear facing double glazed French doors to the garden, coving to the ceiling, radiator and feature log burner with decorative brick surround.

SITTING ROOM

12' 0" x 14' 1" (3.66m x 4.30m) Further reception room at the front of the property with versatile use, two front facing double glazed windows, radiator, wood flooring, coving log burner and decorative surround.

DINING ROOM

12' 0" x 10' 9" (3.66m x 3.28m) With open access to the kitchen, the perfect dining space separate for a family with rear facing double glazed window, door to the sitting room, built in storage cupboards, radiator and a tiled floor.

KITCHEN/BREAKFAST ROOM

13' 7" x 13' 8" (4.16m x 4.18m) Fabulous open plan breakfast kitchen with rear facing double glazed bi-folding doors to the garden, two rear facing double glazed Velux style windows, side facing double glazed bay window, central island with breakfast bar including AGA, further surrounding fitted cabinetry for storage, square edge work



surfaces incorporating a single bowl sink with drainer, plumbing for a washing machine, tiled flooring, storage cupboard, partially tiled walls, spotlights, ceiling sound system, door to the living room and open access to the dining room.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

5' 1" x 13' 0" (1.55m x 3.97m) Providing access to all bedrooms/shower room, storage cupboard, wood flooring, radiator and loft access point.

BEDROOM

12' 0" x 10' 9" (3.66m x 3.29m) Lovely double bedroom with fitted wardrobes, field views via the rear facing double glazed window, door to the en-suite shower room, radiator, dado rail, storage cupboard and wood flooring.

ENSUITE

5' 11" x 8' 11" (1.82m x 2.73m) Lovely en-suite shower room comprising of a low flush WC, wash hand basin within a vanity unit, walk in shower with dual shower head, tiled flooring, radiator, extractor fan and rear facing double glazed frosted window.

BEDROOM

15' 5" x 11' 11" (4.70m x 3.64m) The largest of the four bedrooms with front facing double glazed window, radiator, wood flooring and coving to the ceiling.

BEDROOM

11' 9" x 10' 8" (3.60m x 3.27m) Another spacious double bedroom with front facing double glazed window and a radiator.

BEDROOM

9' 10" x 12' 11" (3.02m x 3.96m) Positioned at the rear of the house with rear facing double glazed window and a radiator.

SHOWER ROOM

6' 11" x 8' 11" (2.12m x 2.73m) Nicely presented shower room with walk in shower, dual shower head, low flush WC, wash hand basin, tiled flooring, tiled walls, radiator and a rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Gravelled parking area with open access to the front, small lawned garden with mature tree, mixed shrubs and a paved path.

REAR GARDEN & WORKSHOP

Beautiful rear garden with central lawn, raised decking area, pond, mature trees/shrubs, paved patio and storage shed/workshop which benefits from power and lighting.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING SYSTEM

INSTALLATION DATE: 2020

LAST SERVICE: 2024

ELECTRICAL CHECK COMPLETED: 2021

SOLAR PANELS MOUNTED ON ROOF ARE OWNED

INSTALLER: SOLARSTYLE UK

INSTALLATION DATE: MAY 2014

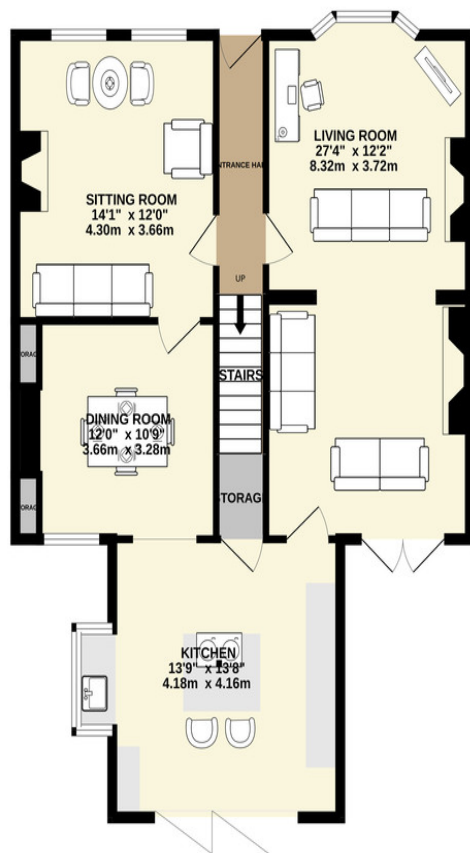
INVERTER REPLACED: JAN 2019

EXPORT TARIFF: 4.77P

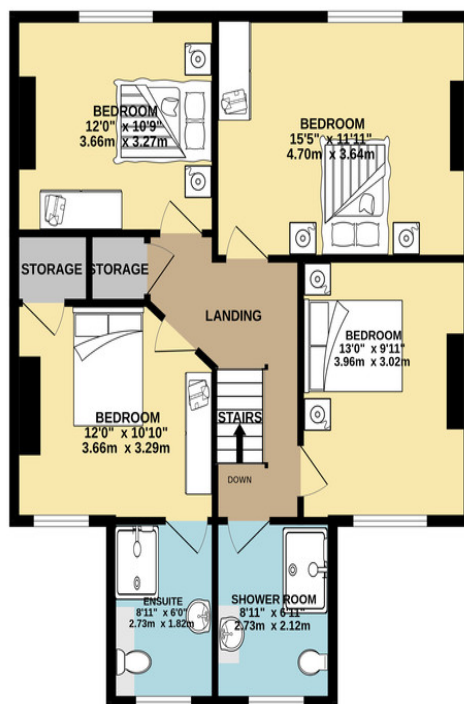
GENERATION TARIFF: 6.38

APPROX £400-£500 A YEAR FROM THE FIT

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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.

