



RUSSELL KILLNER
ESTATE AGENTS



5 Green Lane

, Hail Weston, PE19 5JZ

Offers in excess of £400,000

*** PRIVATE SOUTH-FACING REAR GARDEN *** A fantastic opportunity to enjoy the best of countryside living, this desirable three-bedroom detached family home offers a spacious and light-filled interior. The welcoming entrance hall benefits from underfloor heating, a boot room, and a cloakroom, setting the tone for comfortable, practical living.

From the hallway, you'll find a versatile office/family room, a contemporary kitchen, and an impressive open-plan lounge/diner. The lounge/diner is bathed in natural light, featuring a wood burner for cosy evenings and French doors that open onto the rear garden. The kitchen is fitted with a breakfast bar, high and low-level soft-close units, an electric hob and oven, an integrated slimline dishwasher, and space for a fridge-freezer and freestanding washing machine.

Upstairs, the master bedroom is generously sized and enjoys stunning views over the surrounding fields, complete with an en suite and additional eaves storage. There is a second double bedroom with space for a dressing area, a single bedroom, and a contemporary three-piece family bathroom.

The private south-facing rear garden is mainly laid to lawn, bordered by mature shrubs, and features a superb patio area ideal for entertaining. Additional benefits include double glazing, oil-fired central heating with a new boiler installed in 2023, and a driveway providing ample off-road parking. This freehold property perfectly combines rural charm with modern family living.

- Stunning three-bedroom detached family home in the highly desirable village of Hail Weston
- Private south-facing garden with patio and mature shrub borders – perfect for summer entertaining
- Spacious, light-filled open-plan lounge/diner with a wood burner and French doors to the garden
- Contemporary kitchen with breakfast bar, soft-close units, electric hob & oven, integrated dishwasher, and space for appliances
- Versatile office/family room ideal for working from home or multi-generational living
- Generous master bedroom with breathtaking countryside views, en suite, and eaves storage
- Two further bedrooms – including a second double with space for a dressing area, complemented by a charming three-piece family bathroom

Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



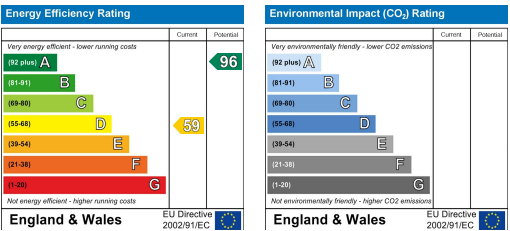
Floor Plan



Area Map



Energy Efficiency Graph



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