



1 East Lane, Hull, HU11 5QQ

£399.950



Our house are delighted to offer to the market this charming detached bungalow located in the picturesque village of Sigglesthorne. This delightful property boasts three bedrooms (master with en-suite) , one bathroom, lounge, kitchen/diner and sunroom.

Situated in a popular village setting, this modern bungalow has recently undergone renovations, including a stylish kitchen and bathroom, really making this home key ready. The detached nature of the property provides privacy and a sense of exclusivity, perfect for those seeking a peaceful retreat.

Providing easy access to local amenities and transport links. Whether you're looking for a cozy family home or a peaceful retirement retreat, this detached bungalow in Sigglesthorne is sure to impress.

Don't miss out on the opportunity to make this charming property your own - book a viewing today on 01964 532121 and experience the tranquility and modern comforts this home has to offer.

EPC- C
Council Tax- E
Tenure- Freehold

Entrance Porch

Entrance Hall

Entrance door into property, Large storage/airing cupboard in hallway, Loft access, Coving and ceiling rose x 2, Built in storage

Lounge

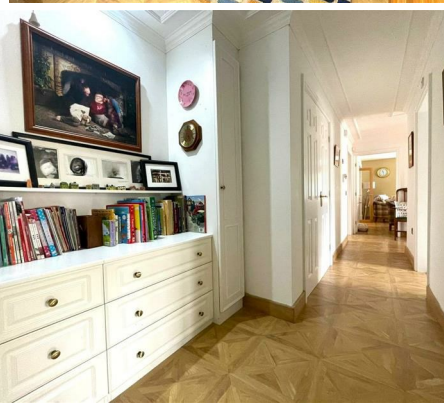
19'11" x 11'10" (6.09 x 3.63)

One window to front of property and two bay windows to side of property, LVT flooring, 2 Radiators, Tri-fold door to dining room

Kitchen/Diner

21'2" x 11'4" (6.46 x 3.46)

Window to rear of property, French doors leading out to sunroom, Fitted wall and base units, Single drainer 1 1/2 bowl sink, Built in electric hob and extractor, Built in double electric proving oven, 2 Radiators, Quooker tap, Breakfast bar, LVT flooring, Built in dishwasher and fridge freezer





Utility

8'5" x 5'1" (2.57 x 1.56)
Doors leading into the garden, Fitted wall and base units, Work surfaces, Space for dryer and washing machine, LVT flooring

Sunroom/Garden Room

11'11" x 10'11" (3.64 x 3.34)
Window to rear of property, Doors leading out into the garden, LVT flooring

Master Bedroom

13'1" x 12'5" (to wardrobes) (3.99 x 3.79 (to wardrobes))
Window to rear of property, Built in wardrobes, Coving to ceiling, Radiator, Carpets throughout



En-Suite

8'2" x 4'11" (2.51 x 1.51)
Window to rear of property, WC, Pedestal wash hand basin, Step in shower, Part tiled walls, Radiator, Laminate tiled flooring

Bedroom 2

12'5" x 9'3" (3.8 x 2.82)
Window to front of property, Built in wardrobes and drawers, Coving to ceiling, Ceiling rose, Radiator, Carpets



Bedroom 3

9'3" x 7'9" (2.82 x 2.38)
Window to front of property, Radiator, LVT flooring

Bathroom

9'2" x 5'1" (2.8 x 1.56)
Window to front of property, WC, Wash hand basin feature in vanity, Panelled jacuzzi bath, Heated towel rail, Tiled flooring, Tiled walls, Extractor fan



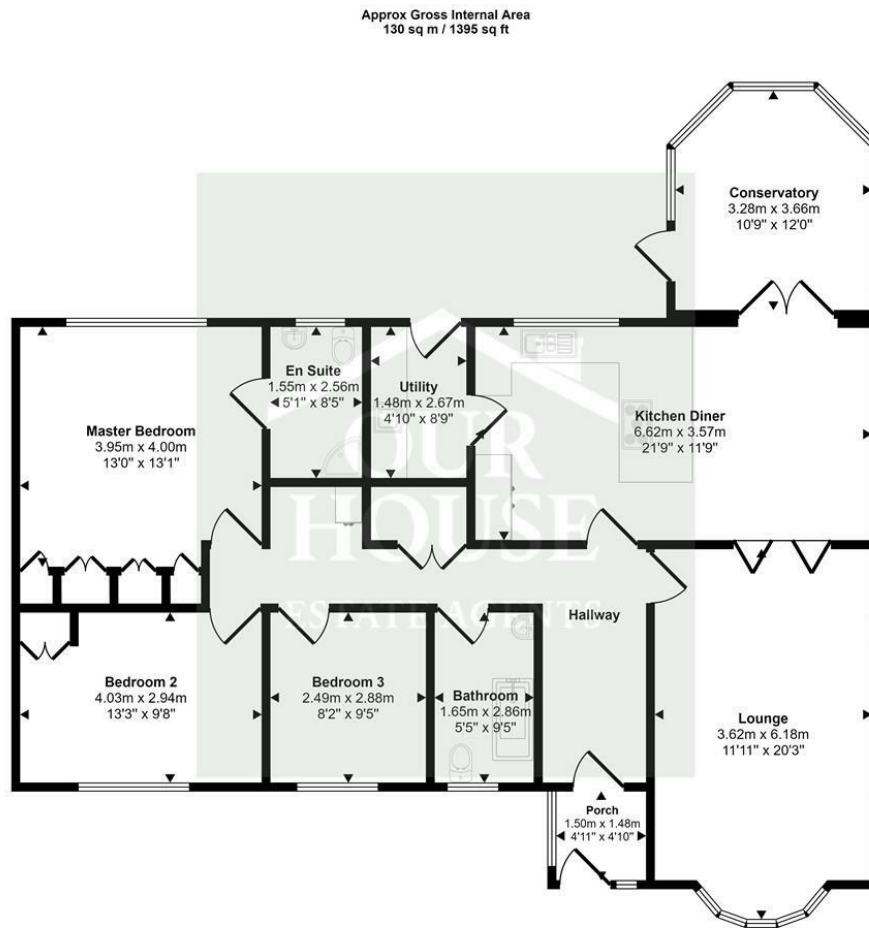
Rear Garden

Easy to maintain rear garden , Garden to all sides, Mainly gravelled paths and ornamental borders

Double Garage

17'0" x 16'10" (5.2 x 5.15)
Detached double garage with electric up and over door, Electric throughout garage, Power points, Light points





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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