



14 Mill Lane, Withernwick, HU11 4TZ

£295,000



Our House are excited to offer to this charming property located in the picturesque village of Witherwick.

This delightful, true bungalow offers a cosy retreat with its reception room, kitchen diner, three bedrooms, and shower room, making it a perfect home for a small family or those looking to downsize.

One of the standout features of this property is its recently renovated interior, offering a fresh and modern living space for its new owners to enjoy. The wrap-around garden which overlooks the surround fields, provides a lovely outdoor area, perfect for relaxing in the sunshine or hosting gatherings with friends and family.

Convenience is key with ample parking available, ensuring you never have to worry about finding a space for your vehicle. The village location adds to the appeal of this property, providing a peaceful and scenic home.

EPC - TBC
TENURE - FREEHOLD
COUNCIL TAX - D

Front Garden
Gravelled Driveway to the front and side of the property with parking for Multiple vehicles. Planted raised borders and fenced boundaries with views over the fields.

Entrance Porch
French doors leading to the main Entrance door. Tiled flooring.

Entrance Hall
Spacious, 'L' shaped hallway with access to all internal rooms ,With Coving to ceiling, airing cupboard, carpeted flooring and radiator.

Lounge
17'11" x 12'9" (5.47 x 3.89)
With windows to the front and side aspect, ensuring plenty of natural light. Central fireplace with log burner and wooden mantle. Coving to ceiling, two radiators and carpeted flooring.





Kitchen Diner

18'7" x 12'2" (5.68 x 3.72)

Windows to front and side of property and country cottage style door to the side. Fitted wall and base units, kitchen island with storage and work surfaces. Built in double electric oven with hob, integrated dishwasher, washing machine and fridge freezer two storage cupboards, laminate flooring and radiator.

Master Bedroom

11'8" x 10'9" (3.57 x 3.29)

Window to the side aspect with views over the fields. Built in wardrobes, coving to ceiling, radiator and carpeted flooring.

Bedroom Two

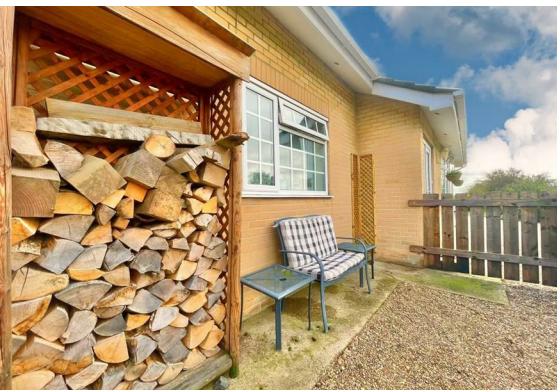
9'8" x 7'9" (2.95 x 2.38)

Window to side of property, built in wardrobes, coving to ceiling, radiator, carpeted.

Bedroom Three

10'8" x 7'8" (3.27 x 2.36)

Window to side aspect, built in wardrobes, radiator and carpeted flooring.



Shower Room

6'11" x 6'11" (2.12 x 2.11)

Window to side of property, W.C, hand wash basin, step in shower, heated towel rail, extractor fan, vinyl flooring and coving to ceiling.

Gardens

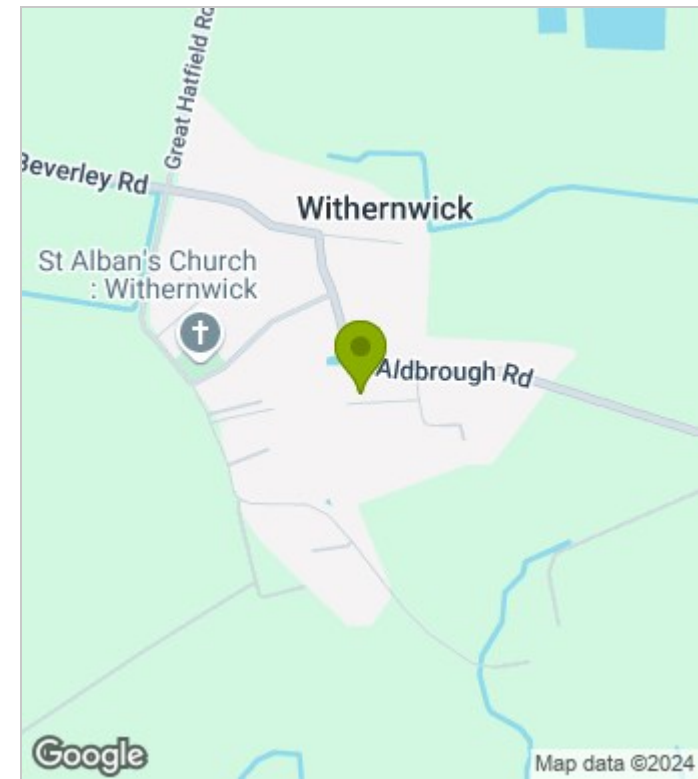
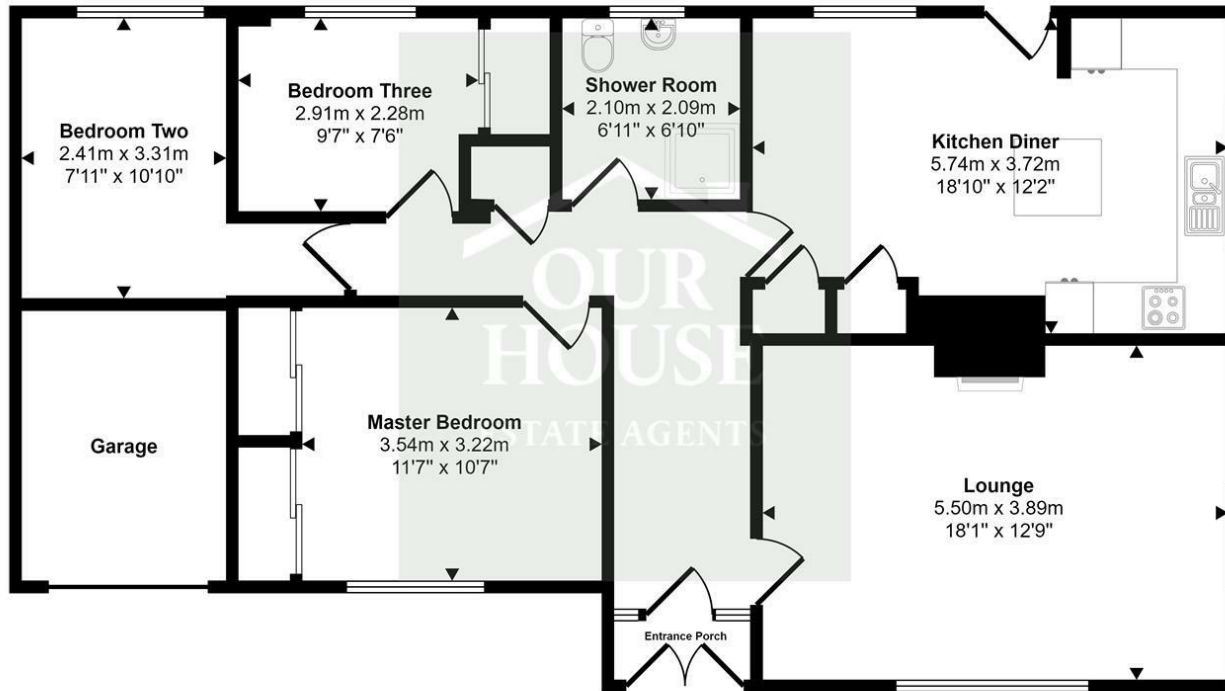
Wrap around garden with stunning views. Plenty of space for parking at the front and side of the property. Mainly gravelled with fenced boundaries, feature pond, raised, planted borders and seating area with artificial lawn. To the rear of the property, you will find more versatile space to utilise.



Garage

Attached with up and over door, power and light points.

Approx Gross Internal Area
104 sq m / 1118 sq ft



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk