



Lyndon Edenfield Avenue, Hornsea, HU18 1UL

£330,000





An outstanding two/three bedroom detached true bungalow set on a larger than average plot, and boasting generous sized accommodation throughout. On internal inspection there is an entrance hallway, well equipped kitchen, beautiful light and airy living room with patio doors allowing uninterrupted views over the garden and beyond. The property offers three large double bedrooms one with en-suite facilities and one currently being used as a dining room. There is also an internal hall and family shower room. The property boasts a private paved driveway to the front with parking for three vehicles plus the attached garage. To the rear are good sized beautiful gardens, mainly laid to lawn with a stream meandering through! A dream to gardeners and wildlife enthusiasts alike. The property also benefits from gas central heating and uPVC Double glazing. Viewing of this superb bungalow is highly recommended. Call Our House to view now!



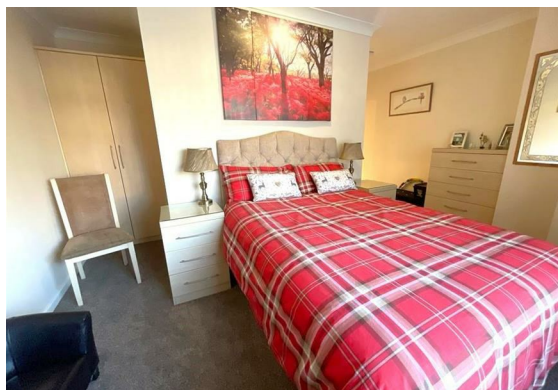
EPC:D  
Council Tax: D  
Tenure: Freehold

#### Front Garden

Paved front drive with fenced boundaries.

#### Entrance Hall

Entrance door, cupboard, coving, laminate tiled flooring and radiator.



#### Lounge

14'5" x 12'11" (4.41 x 3.94)

Window to side and patio doors to rear leading to decked area. Electric fire, coving to ceiling, carpet and radiator.

#### Dining Room/ 3rd Bedroom

10'10" x 10'0" (3.32 x 3.07)

French doors to side leading to second decked area, coving to ceiling, Karndean flooring and radiator.





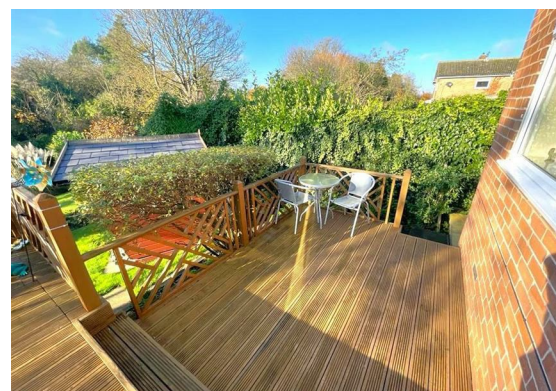


### Kitchen

15'1" x 9'11" max (4.61 x 3.03 max)  
Windows to front and side, single drainer with bowl sink, gas hob and built in electric double oven, breakfast bar, part tiled walls, laminate tiled flooring, coving to ceiling, extractor fan and radiator.

### Bedroom 1

14'3" x 14'9" (4.36 x 4.51)  
Window to front, built in wardrobes, coving to ceiling, carpet and radiator.



### En-Suite

6'11" x 4'9" (2.12 x 1.45)  
Corner shower, wash hand basin, w.c, part tiled walls, vinyl flooring, coving to ceiling, extractor fan and radiator.

### Bedroom 2

12'11" x 10'2" (3.95 x 3.1)  
Window to rear with views over garden, built in wardrobes, dressing table, coving to ceiling, carpet and radiator.



### Shower Room

9'11" x 6'8" (3.03 x 2.05)  
Window to side, vanity wash hand basin unit with w.c, large step in shower, built in storage cupboard, heated towel rail, tiled walls, laminate tile flooring.

### Rear Garden

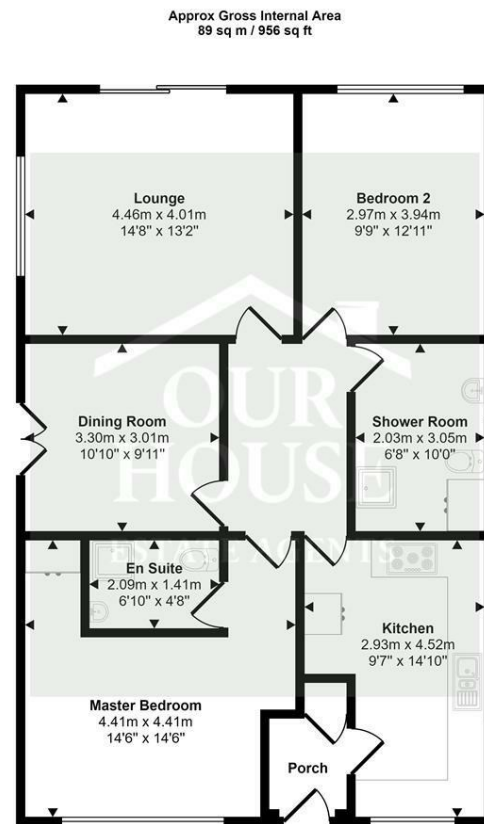
Laid mainly to lawn, slopes down to stream and bridge over to second part of garden. Decked patio areas, paved side access, two garden sheds and summer house. Fenced boundaries, planted borders and mature shrubs.

### Garage

Attached garage with up and over electric door, power and light points, door to rear and window to rear.  
Parking on drive for several vehicles.

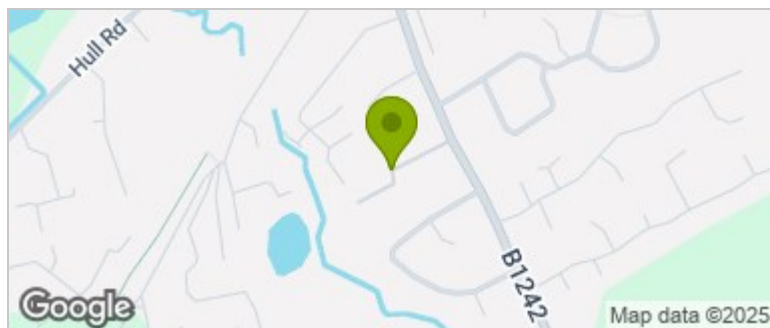







Floorplan

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) <b>A</b>	<b>56</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)