



24 Bentinck Lane, Hull, HU11 5QR

£400.000



****RARELY AVAILABLE EXECUTIVE DETACHED****

Nestled in a desirable village setting, this stunning executive detached property offers an exceptional blend of luxury, space, and modern living. The spacious and well-appointed interiors feature a contemporary open-plan kitchen/dining area, a bright and airy living room, utility and double garage which is currently used as an additional reception room. Four generously sized bedrooms to the first floor, master featuring en-suite, and family bathroom.

Externally, the property offers a well-appointed, enclosed rear garden and to the front, offers off street parking and grassed garden area.

This is a rare opportunity to acquire a premium home in a sought-after setting—early viewing is highly recommended.

EPC: C

Council Tax: E

Tenure: Freehold

Front Garden

Driveway with parking for 2. Paved and Lawn.

Entrance Hall

Entrance door with window to side, staircase to first floor with spindle banister and understairs cupboard. Radiator and LVT flooring.

Cloakroom (WC)

Window to side, wash hand basin, w.c, part tiled walls, radiator, LVT flooring and radiator.

Lounge

19'6" x 12'7" (5.96 x 3.86)

Bay window to the front and windows to side, electric fireplace, coving to ceiling, carpet and radiators.

Kitchen Diner

20'1" x 13'8" (6.14 x 4.18)

Windows to rear, French doors to garden. A range of fitted wall and base units, Work surfaces with a single drainer, half bowl, composite sink; Built in electric hob and oven with built in fridge and dishwasher. This kitchen features part/t tiled walls, Coving ceilings, Two radiators, LVT flooring and a beautiful breakfast island.





Utility

9'5" x 6'4" (2.89 x 1.94)

Includes a door to garden, Fitted wall and basin units, Work surfaces and space for washing machine. It also features partly tiled walls, LVT flooring, Coving and loft access.

First Floor Landing

This carpeted landing includes loft access, Radiator and cupboard.

Master Bedroom

15'4" x 12'9" (4.69 x 3.91)

This carpeted bedroom has two front facing windows, built in wardrobes and a radiator.



En-Suite

6'11" x 6'11" (2.13 x 2.11)

Front facing windows, W.C, Pedestal wash hand basin, Step in shower, Partly tiled walls, Extractor fan, Radiator and vinyl floor.

Bedroom 2

16'2" x 15'5" (4.93 x 4.7)

Features two front facing windows and one facing the rear, a radiator and is carpeted.



Bedroom 3

13'8" x 9'7" (4.19 x 2.94)

This carpeted bedroom also includes a radiator and a window facing the rear of the property.

Bedroom 4

10'3" x 9'9" (3.14 x 2.98)

Carpeted with radiator and window to the rear of the property.

Bathroom

7'3" x 6'7" (2.23 x 2.03)

Includes a window to the side of the property, W.C, Pedestal wash hand basin, Panelled bath, Partly tiled walls, Extractor fan, Radiator and vinyl floor.



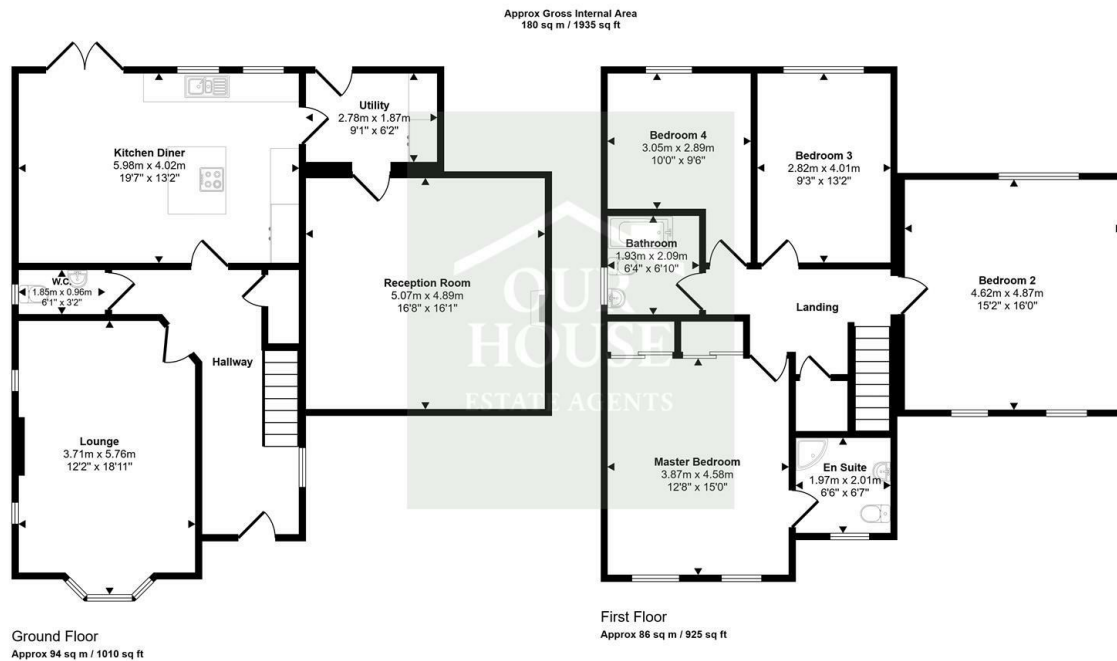
Rear Garden

This garden is laid mainly to lawn with fenced boundaries and raised and stone pebbled borders, Mature shrubs, Log store and raised patio area with artificial turf.

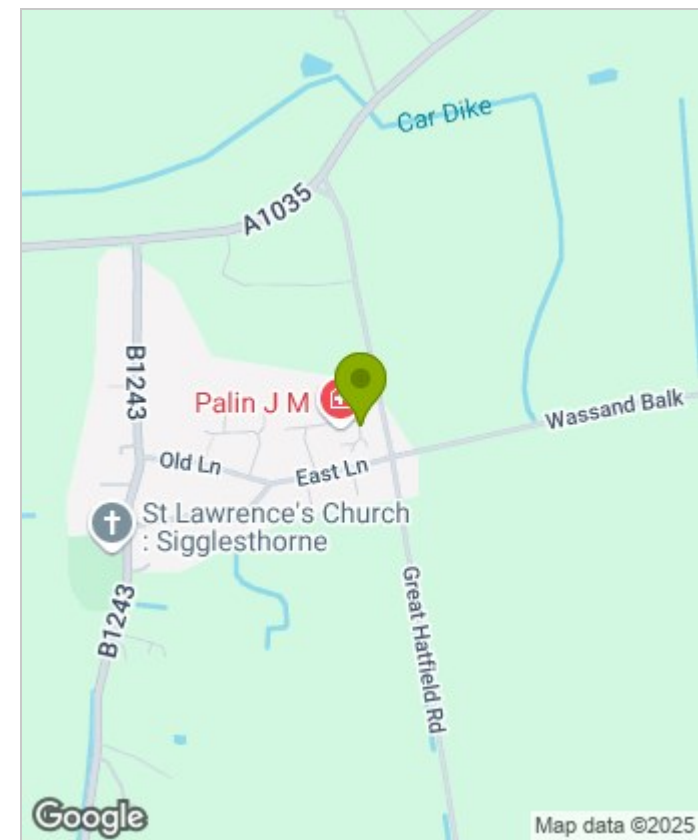
Double Garage

15'5" x 15'5" (4.72 x 4.72)

This integral garage includes it's own light points, Power points and roller door.



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	75	82
(69-80) C		
(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	

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.

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