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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.

Viewings

EU Directive
2002/91/EC

England & Wales

Very energy efficient - lower running costs		Not energy efficient - higher running costs				
A (92 plus)	B (81-91)	C (69-80)	D (55-68)	E (39-54)	F (21-38)	G (1-20)

66

75

Potential	Current

Energy Efficiency Rating

Ground Floor

Approx. 102.0 sq. metres (1072.0 sq. ft.)

First Floor

Approx. 85.0 sq. metres (912.0 sq. ft.)

Total area: 187.0 sq. metres (2022.0 sq. ft.)

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Southland Lodge Main Street, Hull, HU11 4US
£660,000



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3



3



D

- Impressive Five Bedroomed House • Set on Approximately One Acre Plot • Modern Kitchen • Village Location • Flexible Living Space • Ample Parking and Double Garage • Equestrian/Small Holding Possibilities (contact agent for more details)

EQUESTRIAN/SMALL HOLDING POSSIBILITIES

Nestled in the charming village of Great Hatfield, this impressive house is set on an extensive plot of approximately one acre and offers a perfect blend of space and comfort. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests inside and out!

The house boasts spacious reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy sitting room for family gatherings, a formal dining area for entertaining, or a study for quiet reflection, this home accommodates all your needs.

Great Hatfield is known for its friendly community and picturesque rural surroundings. Residents can enjoy the tranquillity of village life while still being within easy reach of Hull, Hornsea and Beverley's vibrant amenities, including shops, schools, and recreational facilities.

This recently fitted high quality kitchen presents a stunning focal point to the property, it's spacious size offer options to suit your lifestyle with the French doors leading onto the patio allowing for enjoyment of an indoor/outdoor lifestyle. A comprehensive range of units throughout mean you will never be short of space.

In addition to it's five bedrooms, the property boasts dressing room plus ensuite to the master bedroom and family bathroom to the 1st floor. The ground floor has underfloor heating to the majority of rooms and comprises impressive entrance hallway, lounge, dining room, kitchen, utility room, conservatory and W.C.

Externally Southland Lodge is approached by a gravelled driveway leading to ample parking and double garage with dog shower room. Sat in extensive grounds of approximately one acre, the rear garden is mainly laid to lawn with open views over neighbouring farmland.

Built in 2000 to traditional brick construction the property benefits from UPVC double glazing and oil fired central heating.

EPC: D
Tenure: Freehold
Council Tax:E



Front Garden



Entrance Hall



Entrance Hall



Bedroom 3



Lower Room off Garage (dog shower)



Rear Garden



Rear Garden



Rear Garden



First Floor Landing



En Suite



Bedroom 2



Bedroom 3



Front Garden

Gravelled driveway leading to garage and front door, grassed garden, mixture of hedged, fenced and walled boundaries, mature planting.

Entrance Hall

17'8" x 9'9"

Entrance door, staircase with spindle banister to first floor, under stairs cupboard, dado rail, tiled floor with under floor heating.

Cloakroom (W.C)

W.C and hand wash basin in vanity unit, tiled walls, extractor fan, tiled flooring, under floor heating.

Lounge

16'0" x 18'4"

Two windows to front and one window to the side of the property, French doors to the rear garden, Large brick feature fireplace with open fire and wooden mantle, coving to ceiling, dado rail, wooden flooring with under floor heating, French doors to hall and conservatory.

Dining Room

16'4" x 13'10"

Window to side of property, French doors to rear garden, coving to ceiling, dado rail, LVT flooring with under floor heating.

Kitchen

23'2" x 16'1"

This recently fitted high quality kitchen presents a stunning focal point to the property, it's spacious size offer options to suit your lifestyle with the French doors leading onto the patio allowing for enjoyment of an indoor/outdoor lifestyle. A comprehensive range of units throughout mean you will never be short of space, under floor heating Three windows to side and three windows to rear of property, French doors to side of property leading to rear garden, fitted wall and base units, work surfaces, bowl sink, space for range cooker, gas cooker point, pantry with sliding door, two built in under counter fridges, under counter lighting.

Utility

6'4" x 5'5"

Door to side of property, fitted base units, work surfaces, bowl sink, tiled flooring, built in washing machine and dishwasher, under floor heating.

Conservatory

11'1" x 11'1"

Windows to side and rear, French doors to garden, tiled flooring, French doors to living room and kitchen, under floor heating.

First Floor Landing

Window to rear of property, cupboard, two radiators, spindle banister, dado rail, loft access, carpeted.

Master Bedroom

16'0" x 12'7"

Windows to side and rear of property, dado rail, two radiators, carpeted.

En-suite Wet Room

7'9" x 5'5"

Window to front of property, W.C, hand wash basin with storage under, rainfall shower, heated towel rail, tiled flooring, tiled walls, extractor fan.

Dressing Room

7'10" x 5'7"

Window to front of property, radiator.

Bedroom 2

16'4" x 11'0"

Window to front of property, dado rail, radiator, carpeted.

Bedroom 3

14'1" x 8'9"

Window to rear of property, built in wardrobes, dado rail, radiator, carpeted.

Bedroom 4

10'4" x 7'1"

Window to side and rear of property, dado rail, radiator, carpeted.

Bedroom 5

9'10" x 6'4"

Window to front of property, dado rail, radiator, carpeted.

Wet Room Bathroom

12'11" x 6'3"

Window to rear of property, W.C, hand wash basin, rainfall shower, heated towel rail, tiled flooring, tiled walls.

Rear Garden

Laid mainly to lawn, fenced boundaries, potting shed with power, raised beds, arbour with wisteria, paved seating area, additional storage shed, mature planting, far reaching views over fields, woodland walk, mature fruit trees including pear, plum, cherry, apple and peach. Fruit and veg patches, water and electric points.

Side Garden

Enclosed, gravelled, electric point.

Double Garage

18'10" x 18'4"

Attached, power and light points, rear personel door, window to front, boiler, electric roller door.

Shower Room off Garage

10'0" x 3'5"

Presently used as a dog shower, W.C, sink, shower, extractor fan.



Living Room



Kitchen



Kitchen





Living Room



Dining Room



Kitchen



Kitchen



Kitchen



Kitchen



Cloakroom (W.C)



Conservatory