

# linkagency

3 Bedroom House - Terraced for Sale

£225,000

2 Heigholme Lane, Little Leven, Leven, HU17 5LS



## KEY FEATURES

- COUNTRYSIDE LIVING IN, PEACEFUL & TRANQUIL LITTLE LEVEN
- 3 BEDROOMS : 2 DOUBLES
- SOME REDECORATION + MINOR REFURBISHMENT REQUIRED
- MODERN BREAKFAST KITCHEN + UTILITY ROOM
- 2 RECEPTION ROOMS
- OPEN COUNTRYSIDE VIEWS FRONT AND REAR
- GENEROUS PLOT: AMPLE PARKING AND LARGE REAR GARDEN
- LEVEN JUST UNDER A MILE; BEVERLEY 8 MILES, HORNSEA 12 MILES
- WALKING AND CYCLING ROUTES CLOSE-BY
- PRICED TO SELL

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This attractive country cottage is located in picturesque, rural, Little Leven, a fabulous location where there are open countryside views at both the front and rear of the property. The property is approached via a block paved driveway with ample parking space for 2 or 3 vehicles, there are low feature walls to 2 sides and the pillared front. The attractive home is approached via a small entrance porch leading to a small hallway; there is a large lounge to the right with dual aspects front and rear and a second reception room to the left hand side. The modern fitted kitchen is located to the rear of the property, sliding doors open to the utility room extension which opens to the rear patio and large garden beyond. There are 2 brick based outbuildings in the garden and 2 sheds. To the upper floor are 2 double bedrooms, a single bedroom and a family bathroom with an over bath shower. The property is now ready for redecoration and some refurbishments. The central heating is calor gas heating with the gas supplied by flogas.



### Little Leven and Leven

Little Leven is often considered part of Leven, it is a smaller area within the same parish. It is primarily rural, with scattered housing and farmland. It is quieter and more isolated compared to Leven, offering a peaceful countryside setting. Leven village centre is about 0.8 miles away, just over a 15 minute walk.

Leven is situated about 8 miles west of the seaside town of Hornsea and 9 miles northeast of Beverley, a historic market town in East Yorkshire.

Leven has a long history, with its roots going back to at least the medieval period. It was historically a small agricultural village, but over time, it has grown into a larger residential area, though still maintaining a rural atmosphere.

Leven has a friendly, close-knit community with local amenities including a Costcutter with a Post Office, a Londis, a pharmacy and a fish and chip shop, 3 pubs, and a highly regarded primary school. There is also a sports hall situated on North Street where sporting activities including snooker, pool, darts, dominoes, football, cricket, tennis and badminton take place. The Leven Canal, which was once used for transporting goods during the 19th century, adds to the village's charm.

The village offers easy access to nature with walking and cycling paths, including along the River Hull and Leven Canal, making it ideal for outdoor activities.



### PORCH

6'10" x 2'6"

Brick entrance porch

### ENTRANCE HALLWAY

4'11" x 4'0"

Small hallway - Stairway to upper floor

### LOUNGE

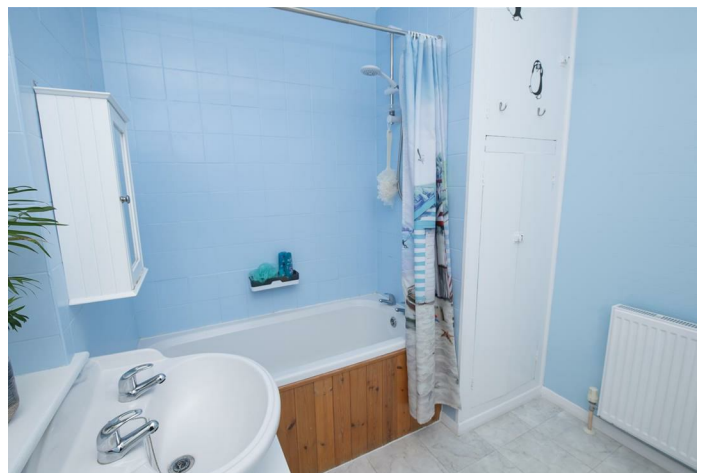
17'9" x 10'11"

Dual aspect - Fireplace with wood mantel and marble effect back and hearth - 2 radiators

### RECEPTION ROOM

14'6" x 8'11"

Useful second reception room - Aspect to the front - Radiator



## KITCHEN

Modern fitted kitchen with hi gloss cupboard fronts - Range of base and eye level units - Tiled splashbacks - Breakfast top - Composite work tops - 1.5 bowl drainer sink with mixer tap - Integrated electric oven - Electric hob - Stainless steel extractor hood - Wall mounted central heating boiler - Vinyl floor tiles - Radiator

## UTILITY ROOM

Space and plumbing for washing machine - Ample space for other appliances - Space for sitting - Radiator - Linoleum flooring - Aspect to the rear - Door to the rear patio - Radiator

## BEDROOM 1

14'6" x 9'0"

Large room - Aspect to the front - Radiator - Fitted carpet

## BEDROOM 2

10'11" x 10'4"

Aspect to the front - Built-in cupboard - Radiator - Fitted carpet

## BATHROOM

7'10" x 7'3"

White 3 piece suite; bath with electric shower over - Pedestal basin - Low flush WC - Laminate tile effect flooring - Extractor fan - Cupboard with immersion tank - Aspect to the rear

## BEDROOM 3

11'2" x 8'4"

Single room - Aspect to the rear - Radiator - Fitted carpet

## GARDENS

### FRONT:

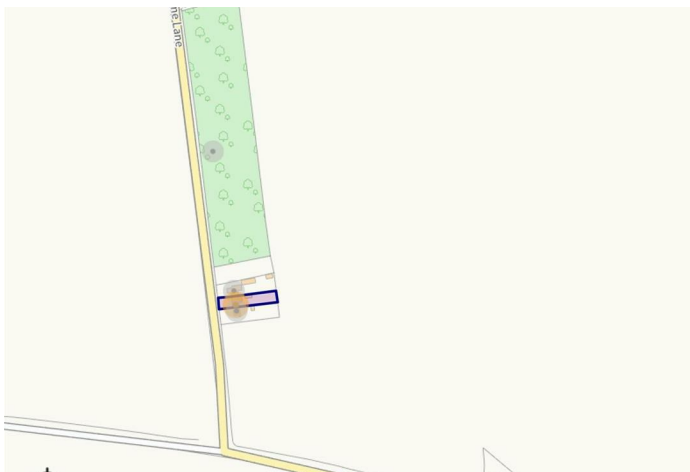
Block paved driveway - Space for 2 to 3 cars - Low walled boundaries

### REAR

Large space - Paved patio area - Gravel filled border - Feature wrought iron gates - Lawn - Planted borders - Shrubbery - Rose bushes and trees - Borders with fencing and shrubbery - 2 part brick outbuildings - 2 sheds









Approximate Gross Internal Floor Area = 106.8 sq m / 1150 sq ft

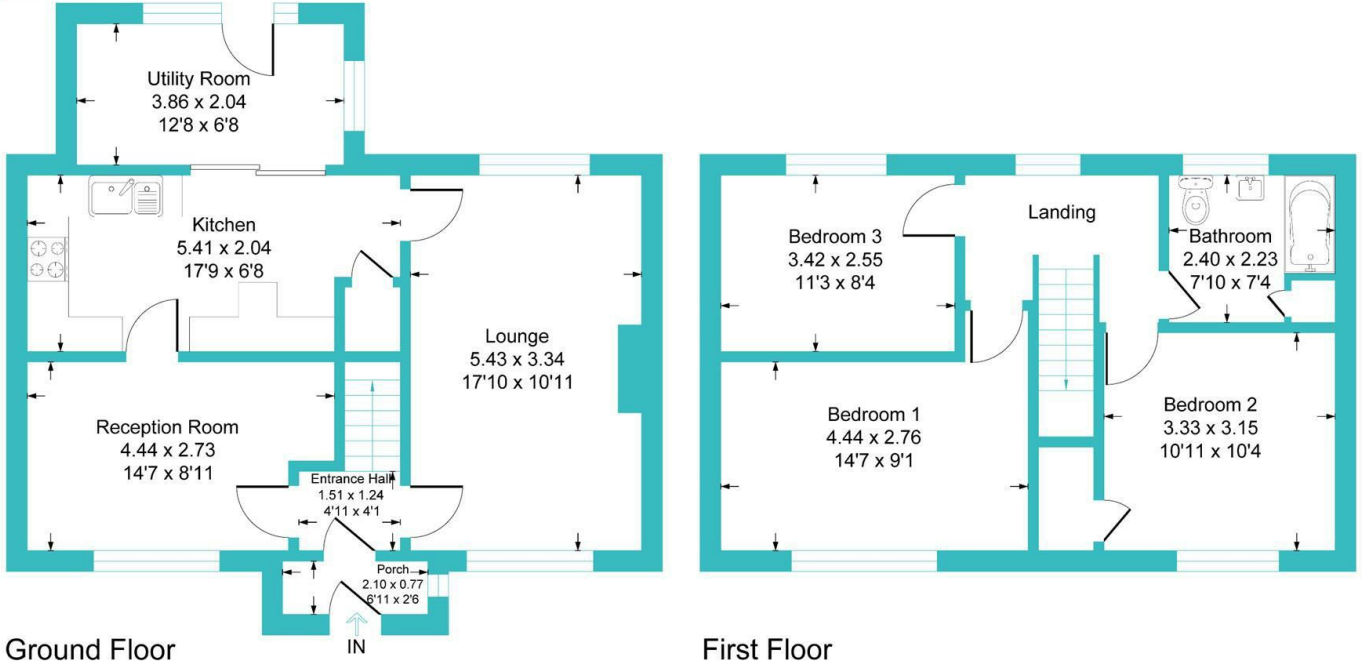
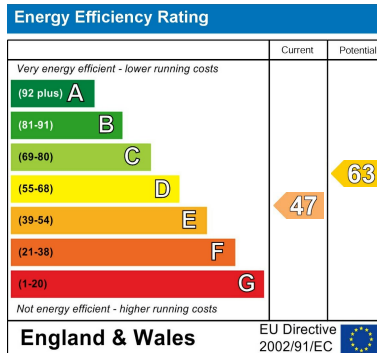


Illustration for identification purposes only, measurements are approximate, not to scale.



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