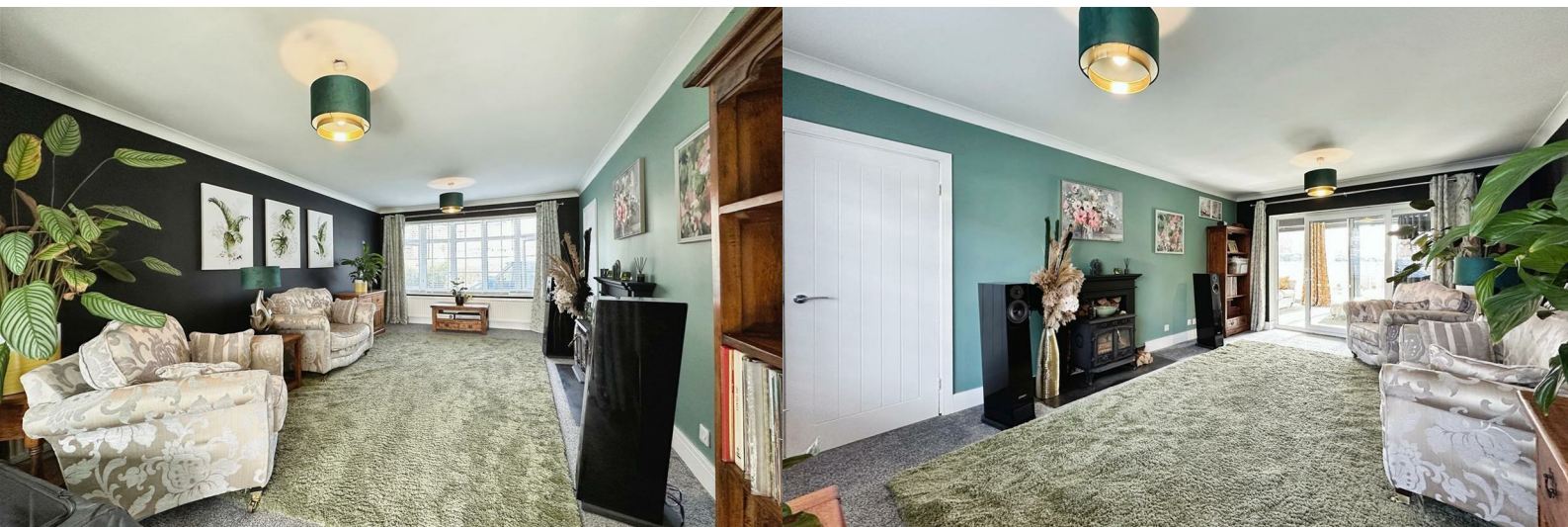




**9 Greens Lane**

, Wawne, HU7 5XT

Offers in the region of £399,950





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, Wawne, HU7 5XT

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## Summary

Wow, stunning extended family home, set on quiet lane in Wawne. Having been much improved and extended in recent times by the owner, the property offers deceptively spacious and versatile space, with three reception rooms and a large dining kitchen.

Offered for sale with NO ONWARD CHAIN, this property is ideal for families looking for a property they can move straight into but still add their own stamp.

Benefitting from gas central heating, UPVC double glazed windows and briefly comprises; to the ground floor, entrance hallway, spacious lounge, separate office, large open plan dining kitchen, additional reception room (ideal as a second lounge, a home gym, music room etc), utility room and downstairs WC.

To the first floor is a central landing, four well proportioned bedrooms and family bathroom.

Outside, the property has a block paved driveway to the front for multiple vehicles and the rear is an enclosed and private garden, fully laid to lawn.

Viewing essential to appreciate the size of the accommodation on offer! Contact our office today to book.

## Ground Floor

### Entrance Hallway

Entrance to the front via composite door with double glazed window to the side. With understairs cupboard and additional storage cupboard, carpet flooring and staircase to first floor level.

### Lounge

19'7" x 12'5" (5.99m x 3.79m)

With a double glazed bow window to the front, feature fireplace, carpet flooring and radiator.

### Office

10'4" x 9'2" (3.16m x 2.80m)

With double glazed window to the front, carpet flooring and radiator.

### Open Plan Kitchen/Dining/ Family Area

29'5" x 11'10" (8.97m x 3.62m)

A bright and spacious room, with Bi-folding doors along the back and roof windows flooding the space with light. With vinyl flooring and radiators.

### Kitchen

14'11" x 8'9" (4.55m x 2.68m)

Fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands, inset composite sink, inset hob with extractor over, built in oven, integrated fridge/ freezer & dishwasher.

### Reception Room

21'9" x 11'7" (6.65m x 3.54m)

A large additional reception room to the rear, with double glazed windows to the rear and side, carpet flooring and radiator.

### Utility

With base unit for storage, laminated worksurface, inset composite sink, plumbing for washing machine and space for tumble dryer.

### WC

With low level WC and sink.

## First Floor

### Central Landing

With UPVC double glazed window to the front, access to all first floor rooms, and loft access via hatch with drop down ladders.

Tel: 01482 322411

### Bedroom One

12'5" x 10'0" (3.79m x 3.06m)

A double bedroom to the front with UPVC double glazed window, carpet flooring, walk in storage cupboard & radiator.

### Bedroom Two

10'4" x 9'3" (3.17m x 2.82m)

Double bedroom with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

9'3" x 8'10" (2.82m x 2.71m)

Further double bedroom with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Four

12'5" x 9'2" (3.79m x 2.81m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Family Bathroom

8'6" x 5'8" (2.61m x 1.74m)

A modern bathroom, fitted with a three-piece suite in white, comprising panelled bath with thermostatic shower over, pedestal basin and low level WC. With UPVC double glazed window, cladding to splash back areas, vinyl flooring and heated towel rail.

### Outside

Externally, to the front is a walled garden/ driveway with gates. A block paved driveway provides ample off street parking and lawned garden area to the front.

To the rear, the property has new fencing to the boundaries and the rest is laid to lawn.

### Garage

With roller door to the front.

### Council Tax Band

We have been advised the property is council tax band D, payable to East Riding of Yorkshire Council.

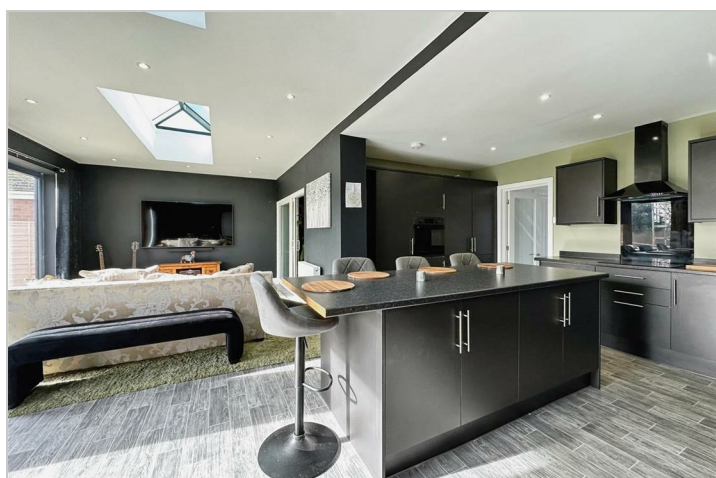
### ADDITIONAL INFORMATION

Tenure:

Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.





Road Map



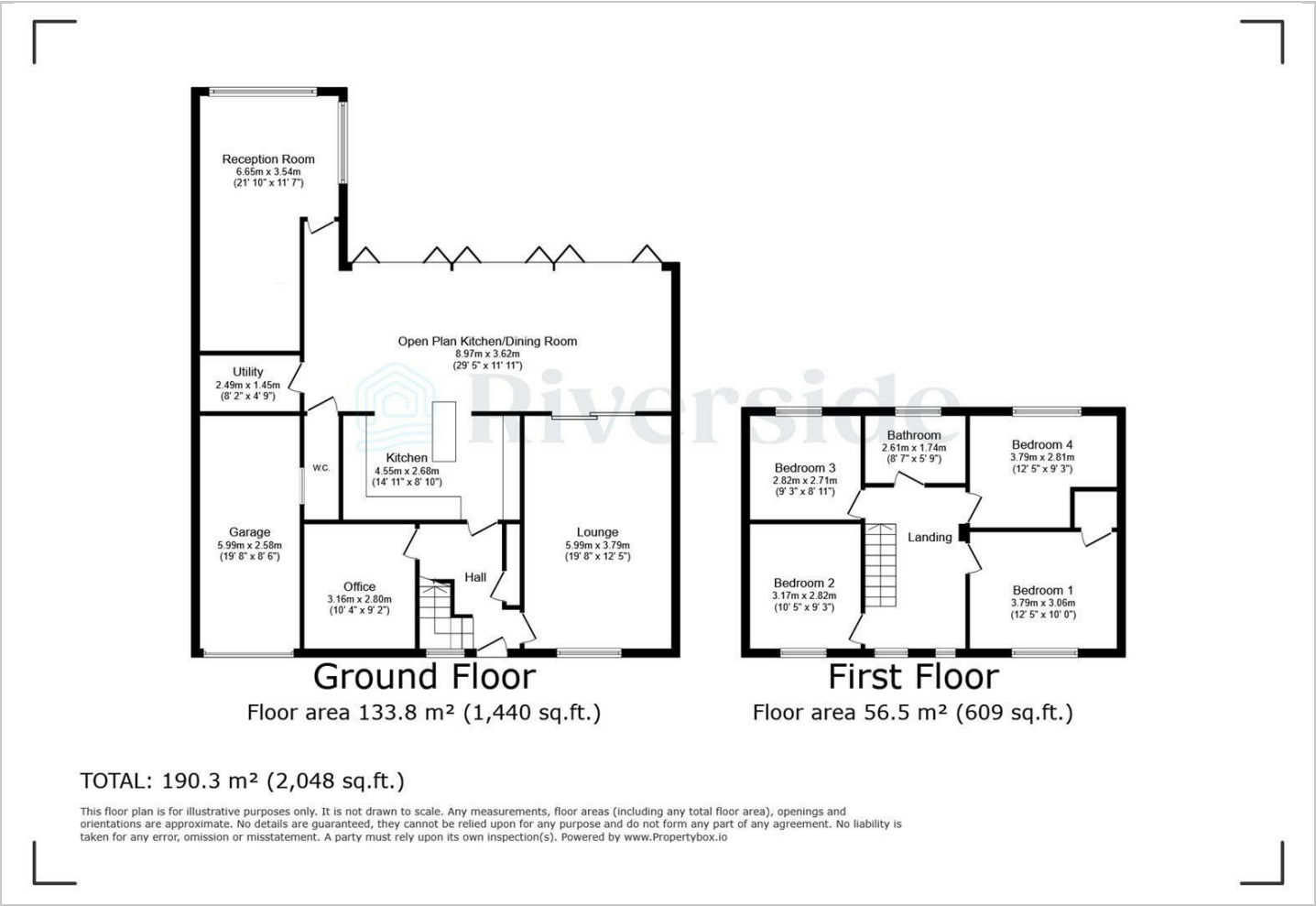
Hybrid Map



Terrain Map



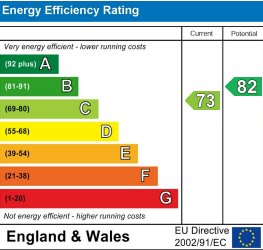
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.