



Church Lane, Lockington, Driffield, YO25 9SU

£515,000



Registered Office:
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- Outstanding south facing garden and orchard
- Over a third of an acre plot
- Countryside walks on the doorstep
- Freehold property

Nestled in the charming village of Lockington, this beautiful four-bedroom detached home offers versatile living in a peaceful rural setting. The property sits on an exceptional plot of land, rarely available for homes of this style. This modern brick-built detached property offers spacious living, stunning outdoor space, and a peaceful countryside setting. Located on a quiet country lane, this home features characterful brick boundary walls, originally part of the old rectory gardens, a double garage and a generous driveway accommodating up to four vehicles.

To the rear, a beautiful south facing landscaped garden that extend to over a third of an acre and includes a private patio, lawn, mixed shrubs borders and an orchard area that borders open countryside. This outdoor space is perfect for relaxing, entertaining, or simply enjoying the tranquil views.





Lounge Diner

8.23m x 3.87m (27'0" x 12'8")

This spacious room boasts a charming open fireplace, a large window overlooking the front of the property, and patio doors that frame a stunning view of the garden.

Snug

3.71m x 3m (12'2" x 9'10")

This inviting room features patio doors that open directly onto the garden, affording more views of the wonderful garden. Bathed in natural light throughout the day, it offers a serene atmosphere ideal for use as a library and reading room.

Dine-In Kitchen

3.57m x 3.96m (11'8" x 12'11")

This kitchen features two windows on different aspect of the property allowing natural light to flow throughout the day. It includes a range of base and wall cupboards with oak doors, and comes fully equipped with an electric double oven, hob, and integrated dishwasher. The tiled flooring adds both practicality and charm. Generously sized, the room comfortably accommodates a dining table and benefits from a convenient back door leading directly to the garden—perfect for indoor-outdoor living.





Study

3.08m x 2.5m (10'1" x 8'2")

The study is a north facing room of generous dimension.

Utility Room

3.07m x 2.55m (10'0" x 8'4")

This well-appointed utility room features ample storage cupboards, a single drainer sink, and designated spaces for both a tumble dryer and a washing machine. It also houses an oil-fired central heating boiler and is finished with durable vinyl flooring. A glass door and a further window provide generous natural light and direct access to the front of the property.

Cloakroom

1.57m x 1.44m (5'1" x 4'8")

A handy fully tiled cloakroom featuring a window, wash hand basin and WC.



Hallway

The front door opens directly into an L-shaped hallway, featuring laminate flooring and a staircase leading to the first floor.

Master Bedroom

4.17m x 3.05m (13'8" x 10'0")

A generously sized master bedroom featuring two large front-facing windows, allowing for plenty of natural light. The room benefits from a private en-suite bathroom, offering added comfort and convenience.

Ensuite

2.52m x 0.91m (8'3" x 2'11")

This functional ensuite is decorated in pale blue tones and include a fully tiled shower, wash hand basin and free standing WC.



Bedroom 2

3.87m x 4.1m (12'8" x 13'5")

This beautifully presented double bedroom enjoys sun-filled, south-facing views overlooking the peaceful garden. Thoughtfully designed, it features an extensive range of fitted wardrobes, offering exceptional storage.

Bedroom 3

3.33m x 3.96m (10'11" x 12'11")

A bright double bedroom with southerly aspect and views over the garden. Thoughtfully furnished, the room includes a fitted wardrobe, dressing table, and a chest of drawers.

Family Bathroom

2.97m x 2.48m (9'8" x 8'1")

The fully tiled bathroom features a modern bath, statement radiator, large vanity unit with basin, WC and spacious shower cubicle with an electric shower.





Bedroom 4

3.87m x 2.5m (12'8" x 8'2")

This bedroom enjoys a view over mature trees and countryside, offering a true sense of peace. The space is thoughtfully furnished with a fitted wardrobe, a dressing table, and chest of drawers.

Landing

The landing comprises a window over the front of the property, an airing cupboard with hot water tank and loft access with fitted ladder.

Double Garage

5.4m x 4.77m (17'8" x 15'7")

With automatic up and over door plus separate access door to the side, the garage stands in the fore court area which is surfaced with gravel and is contained by a high brick boundary wall. Tucked away at the back of the garage sits the oil tank that connects to the boiler.



Garden

The garden is a standout feature, extending over a third of an acre and offering exceptional privacy. There is a patio area nearer the house with high walled side guaranteeing privacy from the neighbours. The paved area free flows onto the lawn which is framed by mixed shrubs borders. The garden continues to extend southwards onto an area of orchard that borders with open countryside.





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