



## Larkin Lane

Hull, HU7 3NA

- Four Bedroom Detached Home
- Stylish & Modern Throughout
- Great Sized Rear Garden
- Fantastic Schools Nearby
- Ideal Family Home
- Integrated Garage & Large Driveway with EV Charging Point
- Downstairs WC
- Close to Local Shops & Amenities
- Sought After Location
- Viewing Highly Recommended

**Asking price £280,000**



This well-presented, modern four-bedroom detached home located on Larkin Lane, Kingswood, offers generous and versatile living space, ideal for modern family life.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The kitchen is stylish and sleek, with the practicality of a utility room and a WC also on the ground floor, adding to the home's day-to-day functionality.

To the first floor the property offers four well-sized bedrooms, providing comfortable spaces for growing families, accommodating guests or for those requiring home office space. The master bedroom benefits from an en-suite, with a contemporary family bathroom also located on the first floor.

The property is situated in a desirable location, offering easy access to local amenities, schools, and parks, making it an excellent choice for families. With its modern construction and stylish finishes, this home is ready for you to move in and make it your own.

The property benefits from an integrated garage, EV charging port and large driveway, providing ample off-street parking.

Whether you are looking for a peaceful retreat or a vibrant family home, this property on Larkin Lane is sure to impress. Don't miss the opportunity to view this delightful house that combines modern living with a welcoming community atmosphere.

#### Entrance Hall

A welcoming entrance hall providing access to the main ground floor accommodation and staircase to the first floor. Accessed via the solid composite front door, with radiator and wood-effect laminate flooring.

#### Lounge

11'1" x 15'10"

A well-proportioned reception room, ideal for family living and relaxation, with ample space for a full range of lounge furniture. The uPVC window to the front aspect allows the natural light to enter the space adding to the warm and inviting ambience. With a wall mounted electric fire, radiator, wood-effect laminate flooring and door leading to the kitchen/diner, utility room and downstairs WC.

#### Kitchen / Diner

17'3" x 9'1"

The kitchen / diner is fitted with modern units in a neutral palette, complemented by wood-effect work surfaces and a tiled splashback. It includes integrated appliances such as induction hob, oven and dishwasher; and offers space for a dining table, perfect for family meals or entertaining. A uPVC window overlooks the rear garden, bringing in natural light, and French doors lead directly to the outdoor area. With tiled flooring, radiator, door leading to the garage and door leading to the utility room and downstairs WC.

#### Utility Room

6'9" x 5'1"

The utility room is compact yet functional, with practical units and a sink, providing space for washing and storage. A rear door leads directly to the garden, adding convenience for outdoor tasks. With tiled flooring, radiator and door leading to the WC.

#### Downstairs WC

6'8" x 4'6"

A handy ground floor WC, finished with neutral wall tones and tiled flooring. It is fitted with a modern white WC, pedestal wash hand basin and radiator, offering convenience for guests and family alike.

#### Bedroom 1

13'9" x 9'9"

Generous main bedroom featuring a stylish floral wallpaper accent wall and complementary deep blue decor. It benefits from ample natural light through two uPVC windows and includes a contemporary en-suite shower room for added comfort and privacy. With carpet flooring and radiator.

#### En-Suite

The ensuite is and practical space featuring a shower cubicle with rainfall style overhead shower, a toilet and a pedestal wash hand basin. With mirrored vanity wall unit, tiled flooring and towel radiator.

#### Bedroom 2

10'4" x 11'8"

Currently used as a dressing room, this versatile double bedroom offers

ample space for a variety of needs, whether it be kept as a dressing room or used as a bedroom, or home office. With uPVC window, radiator and carpet flooring.

#### Bedroom 3

9'6" x 11'0"

Well-proportioned room with neutral decor and a uPVC window overlooking the rear garden. It benefits from natural light and provides a flexible space for sleeping or study needs. With carpet flooring and radiator.

#### Bedroom 4

7'7" x 10'11"

With neutral tones and a uPVC window that fills the space with daylight, this room is ideal as a child's bedroom, guest room or study area. With carpet flooring and radiator.

#### Bathroom

6'7" x 7'2"

The family bathroom is finished with a light, neutral palette and includes a white suite with a bath, overhead shower, pedestal basin and toilet. A frosted uPVC window provides ventilation, natural light and privacy. With tiled flooring and radiator.

#### Rear Garden

The rear garden is a well-maintained outdoor space with a level lawn and paved patio areas, perfect for al fresco dining and relaxing. It features a decked seating area and covered space for a hot tub, offering an ideal setting for outdoor enjoyment and entertaining.

#### Garage

The integrated garage offers secure parking or additional storage, with internal access from the house enhancing convenience.

#### External

The property benefits from large driveway to the front, providing space for up to three vehicles. There is also an EV charging port to the front of the property.

#### Additional Information

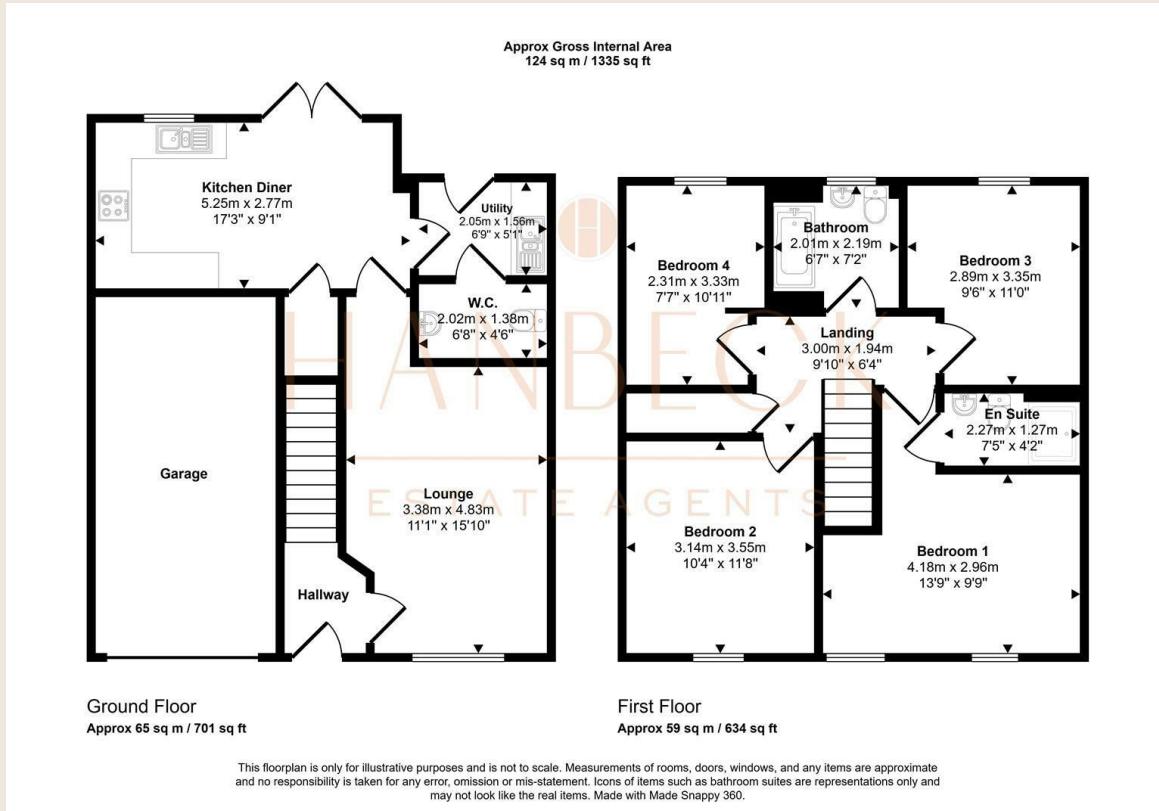
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - D
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

#### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within



Local Authority Hull City Council  
Council Tax Band D  
EPC Rating B



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