



Spinney Lodge The Leys, Hornsea HU18 1ET
Offers in the region of £545,000

- Superb Spacious Bungalow - A Real Must View
- Sought After Residential Location
- Beautifully Appointed Throughout
- Renovated and Refurbished to a High Standard
- Flexible and Adaptable
- Set in a Large Plot Accommodation
- Delightful, Well Secluded Gardens
- Excellent Parking
- Detached Garage
- Energy Rating - C

An absolutely superb detached bungalow enjoying a sought after residential location offering spacious, beautifully appointed accommodation throughout, set in delightful gardens with excellent parking.

This property only needs to be seen to appreciate all that is on offer.

The property has planning permission for an additional two bedrooms and bathroom to the first floor offering plenty of scope for enlargement should any prospective purchaser wish.

LOCATION

This property is located on The Leys which forms part of a particularly favoured residential location enjoying a mature tree-lined setting. The Leys runs between Springbank Avenue and Westwood Avenue from Atwick Road on the northern side of the town.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

Comprehensively refurbished and renovated by the current owners to a high standard, including upgrading of the external drainage system in 2016. The property offers well-appointed, spacious accommodation throughout with a host of attractive features that can only be truly appreciated with an internal inspection. The accommodation has mains gas central heating via hot water radiators, uPVC double glazed external windows, doors and composite rear entrance door, double glazed roof lights and is arranged on one floor as follows:

ENTRANCE PORCH

uPVC double opening outer doors with matching side panels and engineered brick flooring.

RECEPTION HALL

13'11 x 13'11 overall (4.24m x 4.24m overall)

With a stunning arched 'Oak' entrance door (and matching windows to either side) opening into the welcoming reception area which forms just one of the many attractive features of the property and incorporates engineered oak flooring, Delft rack, ceiling cove, one central heating radiator, double multi-pane doors leading into the inner hallway and lounge.

LOUNGE

15'10 x 16'10 deepening to 20'8 (4.83m x 5.13m deepening to 6.30m)

Bay window enjoying an attractive outlook over the foregarden, engineered oak flooring, electric remote controlled fireplace incorporating display lighting set in a granite hearth and inset with oak surround, two wall lights, ceiling rose, double multi-pane doors leading to the dining room, dual aspect windows and two central heating radiators.

STUDY / BEDROOM 3

10'5 x 13'11 (3.18m x 4.24m)

With a vaulted ceiling, fitted display/cupboards and fitted desk with shelving above, engineered oak flooring, one central heating radiator, double uPVC French doors leading to the secret courtyard and dual aspect windows.

DINING ROOM

15'10 x 10'10 (4.83m x 3.30m)

Engineered oak flooring, ceiling rose, one central heating radiator and feature arched uPVC door leading to the courtyard with two arched windows to either side providing a lovely light and airy room.

KITCHEN / DAY ROOM

20'1 x 13'2 (6.12m x 4.01m)

With an open plan dayroom leading off (11'5 x 13'2) The kitchen incorporates an extensive range of fitted base and wall units with granite worksurfaces and peninsula. The kitchen has been well thought out with pull-out pantry cupboards, corner pull-out storage, concealed spice racks, along with an integrated fridge freezer and dishwasher. There is an under-counter top 1 1/2 bowl sink with granite drainer, matching splashbacks and window sills with window above enjoying an outlook over the rear garden, space for an induction range style cooker set in a recess with extractor over. Downlighting to the ceiling, additional glass display units which incorporate lighting and the kitchen is open plan to the dayroom area which features a vaulted ceiling with painted beams and two double glazed rooflights incorporating blinds, double French doors and matching side panels provide plenty of light and lead to the secret courtyard, perfect for alfresco dining and entertaining. There is engineered oak flooring, three wall light points and one central heating radiator.

INNER HALL

With a composite rear entrance door, engineered oak flooring, downlighting and one central heating radiator.

UTILITY ROOM

5'9 x 12'8 (1.75m x 3.86m)

With fitted base, wall and tall units incorporating worksurfaces with an inset stainless steel sink unit, tiled splashbacks, plumbing for an automatic washing machine and space for a tumble dryer, vaulted ceiling incorporating painted beams and two double glazed rooflights, laminate flooring, two wall lights and one central heating radiator.

STORE / BOILER ROOM

With a wall-mounted Vaillant central heating boiler, fitted shelves, laminate floor covering and downlighting to the ceiling.

CENTRAL HALL

With a built-in shelved storage cupboard, an access hatch leading to the roof space which is part boarded with a loft ladder and light laid on. There is also additional insulation to the loft and planning permission has been granted for further enlargement, further details are provided at the end of the brochure. The central hall has engineered oak flooring, one central heating radiator and doorways to:

MASTER BEDROOM

12'7 x 13'5 (3.84m x 4.09m)

With an excellent range of high quality fitted bedroom furniture incorporating full height wardrobes with two mirrors, top storage cupboards and matching bedside units with display shelves and matching drawer units. Ceiling cove, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6'3 x 9'7 (1.91m x 2.92m)

With a modern suite comprising corner shower cubicle with mermaid shower wall panels, a hand shower and rain shower above, vanity unit housing the wash basin and concealed cistern/WC, tiled splashbacks, downlighting to the ceiling, shaver point, built-in storage cupboards, tile effect Amtico floor covering and a ladder towel radiator.

BEDROOM 2

16' x 14'4 (4.88m x 4.37m)

Fitted bedroom furniture incorporating full height fitted wardrobes along two walls, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

5'3 x 4'10 (1.60m x 1.47m)

With a modern suite comprising of a corner shower cubicle with mermaid shower wall panels, vanity unit housing the wash basin, low level WC, downlighting to the ceiling and a ladder towel radiator.

BATHROOM / WC

5'10 x 8'1 (1.78m x 2.46m)

With a modern suite comprising of a panelled bath incorporating mixer taps and plumbed shower over with screen above, vanity unit housing the wash basin and concealed cistern/WC, tiled floor covering which incorporates electric underfloor heating, part tiling to the walls and an electric ladder towel radiator.

OUTSIDE

The bungalow is set in delightful mature gardens which have featured in 'Hornsea Open Gardens' over several years.

There are extensive gardens to the front with a large lawn, mature borders and a wide block paved parking drive with double opening wrought iron gates, flanked by mature trees and borders leading alongside the property to an additional gravelled parking area with turning court and a single detached garage 10ft x 18ft with up and over main door, power and light laid on.

A paved patio adjoins the immediate rear of the property with raised beds. Beyond the garage are attractive gardens which incorporate a large lawn, further planting, mature trees and hedgerow along with a circular paved sun terrace.

A 'secret' courtyard sits between the Day Room, Dining Room and Study where French doors open from each room to a beautifully secluded, south facing 'Al Fresco' dining and seating area, perfect for summer nights and entertaining.

There is also external lighting, two external outside taps, external power points and a timber garden/potting shed.

TENURE

The tenure of this property is understood to be Freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX

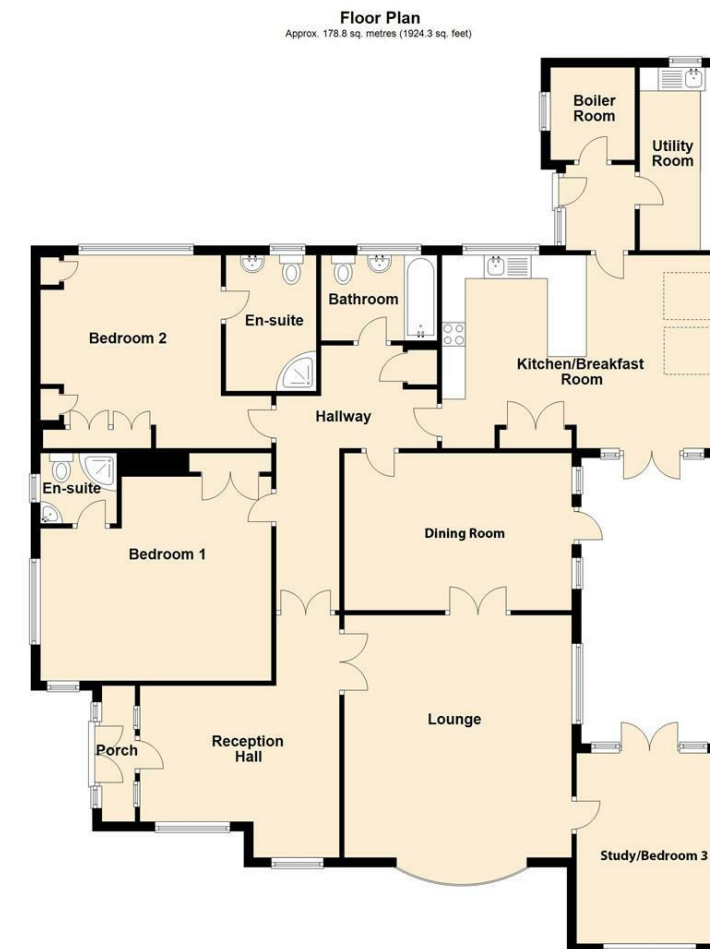
The council tax band for this property is band F.

PLANNING PERMISSION

Planning permission has been granted to provide additional first floor accommodation including two bedrooms and a bathroom/w.c. The planning permission was granted in August 2015, and is currently still valid as some of the works within the planning documentation have been done (including replacement of windows and strengthening of the roof space) and the relevant building regulation approvals undertaken. Details can be found on the East Riding of Yorkshire Planning Portal using the reference PP-04873244.

FIXTURES AND FITTINGS

Some fixtures and fitting will be included in the sale price. Additional items are available via separate negotiation. Please contact our office for further details.



Total area: approx. 178.8 sq. metres (1924.3 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.