



QUICK&CLARKE

The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



6 Bentinck Lane, Sigglesthorne HU11 5QR
Offers in the region of £335,000

- Immaculate Detached Bungalow
- Beautifully Presented
- 3 Double Bedrooms (1 Ensuite)
- Lovely Gardens
- Double Garage
- Situated on a Lovely Corner Plot
- Lounge, Dining Room, Dining Kitchen & Utility
- Gas C/H, UPVC D/G & Solar Panels
- Plenty of Parking
- Energy Rating - A

An immaculate, detached bungalow enjoying a lovely corner plot with plenty of parking and a double garage. Must be Viewed!

LOCATION

This property stands in a particularly generous corner plot which fronts onto Bentinck Lane which leads off Old Lane, close to the centre of this pleasant village.

Sigglesthorne is a small Holderness village which has a parish population of around 300 (1991 census). The village lies within easy commuting distance of the city of Hull (about 14 miles), and the market town of Beverley (about 10 miles). The village has its own primary school and church, with a much wider range of facilities being readily available in the nearby seaside town of Hornsea.

ACCOMMODATION

Beautifully presented throughout the accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, SOLAR PANELS, BURGLAR ALARM and is briefly arranged on one floor as follows:

OPEN PORCH

With external light and front entrance door opening into:

CENTRAL HALL

15'10" x 4'5" plus 3'5" x 14'7" (4.83m x 1.35m plus 1.04m x 4.45m)
With a deep built in storage cupboard leading off, access hatch leading to the roof space with a folding loft ladder leading to a boarded roof space with power and light laid on, dado rail, one central heating radiator and doorways to:

LOUNGE

11'6" x 14'9" (3.51m x 4.50m)
Deepening to 17' in the bay window. With a electric fire set in a conglomerate marble hearth and inset with a painted surround, TV and telephone points, one central heating radiator and open archway leading to:

DINING ROOM

11'5" x 8'1" (3.48m x 2.46m)
With one central heating radiator.

DINING KITCHEN

11'10" x 9'7" (3.61m x 2.92m)
Recently re-fitted with a good range of high quality fitted base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl sink unit, built in double oven and split level induction hob with cooker hood over, integrated dishwasher, LVT floor covering, downlighting to the ceiling and one central heating radiator. An open archway leads to:

UTILITY ROOM

4'9" x 9'7" (1.45m x 2.92m)
With fitted base units matching those in the kitchen incorporating worksurfaces with plumbing for automatic washer and space for a tumble dryer under, space for a full height fridge /freezer, wall mounted Vaillant gas central heating boiler, LVT floor covering, one central heating radiator and composite side entrance door.

MASTER BEDROOM (REAR)

13'5" x 10'3" (4.09m x 3.12m)
With full height fitted wardrobes incorporating sliding fronts, one central heating radiator and doorway to:

ENSUITE SHOWER ROOM

3'1" x 10'4" (0.94m x 3.15m)
With a white suite comprising of an independent tiled shower cubicle, vanity unit housing the wash hand basin, low level w.c., part tiled walls, radiator, ceramic tile floor covering incorporating underfloor heating and downlighting to the ceiling.

BEDROOM 2 (FRONT)

9'8" x 12'8" narrowing to 9'10" (2.95m x 3.86m narrowing to 3.00m)
With fitted wardrobes and one central heating radiator.

BEDROOM 3 (FRONT)

7'10" x 12'8" deepening to 9'1" (2.39m x 3.86m deepening to 2.77m)
With one central heating radiator.

SHOWER ROOM/W.C.

6'3" x 6'4" (1.91m x 1.93m)
With a recently upgraded large shower cubicle with hand shower and rain shower above along with mermaid panelling to the walls. Vanity unit housing the wash hand basin, low level w.c., part tiling to the walls and LVT floor covering with under floor heating and a ladder towel radiator.

OUTSIDE

The bungalow enjoys a particularly generous garden plot with a good sized lawned garden to the front incorporating paved pathways and a wide gravelled

area for ease of maintenance is located to the northern side of the property. A wide tarmacadam driveway leads through double opening timber gates to meet the detached DOUBLE GARAGE with up and over main door, side personal door, independent alarm power and light laid on.

To the rear is a generous garden with garden areas including a paved patio, attractive planting and lawn. The garden has a brick and fenced surround with external lighting, an outside cold water tap and paved bin store and storage area to the north of the property.

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 D.



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.