



**Vicar Lane, Eastrington Goole DN14 7QF**



**welcome to**

**Vicar Lane, Eastrington Goole**

Well presented detached four bedroom house in the sought-after village of Eastrington.



### Entrance Porch

Laminated flooring, door to the front, window to the side, window to the front, radiator, loft hatch access.

### Downstairs W.C

Bath, tiled walls, shower, tiled flooring, wash hand basin, W.C, extractor fan, window to the side, towel radiator.

### Lounge

14' 8" x 21' 11" ( 4.47m x 6.68m )

Laminated flooring, fire surround, gas fire, radiator, window to the side, window to the front.

### Dining Room

12' 11" x 10' 1" ( 3.94m x 3.07m )

Pine wood flooring, radiator, patio doors to garden.

### Second Lounge

9' 8" x 10' 6" ( 2.95m x 3.20m )

Laminated flooring, patio doors, window to the side.

### Kitchen

11' 4" x 10' 10" ( 3.45m x 3.30m )

Radiator, two skylights, wall & base units, cooker extractor hood, range cooker (chef master), spot lights, window to the side.

### Utility Room

Fitted cupboards x3, sink/drain, plumbing for washer, two window to the rear, door to the rear.

### Landing

Carpet flooring, loft hatch access, storage cupboard, partly boarded loft with a ladder

### First Bedroom

13' 2" x 10' 9" ( 4.01m x 3.28m )

Built in wardrobes, radiator, window to the front, laminated flooring, double size bedroom.

### Second Bedroom

12' 3" x 9' 11" ( 3.73m x 3.02m )

Storage cupboard, radiator, carpet flooring, window to the rear, double size bedroom.

### Third Bedroom

9' 6" x 10' 1" ( 2.90m x 3.07m )

Radiator, laminated flooring, window to the rear, window to the rear.

### Fourth Bedroom

7' 8" x 10' 10" ( 2.34m x 3.30m )

Carpet flooring, window to the front, radiator.

### Bathroom

Walk in shower, window to the side, wash hand basin, W.C with vanity cupboard, extractor fan, tiled walls & flooring, towel radiator.

### Front Garden

Paved path, stoned front, driveway & garage, electric socket, flower bed patch, low brick wall to front & side.

### Rear Garden

Flow bedding to the side, lawn grass, paved patio, brick walled boards, hard standing shed, wall to the rear, hedge to the sides, fence to the side making it an enclosed garden, electric sockets, paved patio seating area.



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welcome to

## Vicar Lane, Eastrington Goole

- GUIDE PRICE £325,000 - £340,000
- Detached House
- Four Double Bedroom
- Two Reception Rooms
- Utility Room

Tenure: Freehold EPC Rating: C

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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