



**Langhorn Drive, Howden Goole DN14 7ZL**

*welcome to*

**Langhorn Drive, Howden Goole**

Spacious size bedroom detached family home with a detached brick built garage and an enclosed rear garden.



Situated in the desirable town of Howden, this impressive six-bedroom detached home offers a wealth of modern features and versatile living spaces, ideal for growing families. The ground floor boasts a welcoming entrance hall with a built-in shoe cupboard, a convenient cloakroom with a WC and wash hand basin, and a study room with carpet flooring and fitted office furniture, perfect for home working. The good-sized lounge features carpet flooring and a large front-facing window, while the stunning kitchen/diner is equipped with wall and base units, a gas hob with a cooker hood, integrated appliances including a fridge freezer and dishwasher, and bi-fold doors opening onto the rear garden. A utility room with additional storage and the boiler adds further practicality.

Upstairs on the first and second floors, the property offers six well-proportioned bedrooms, including a master bedroom with its own en-suite. The modern family bathroom is complete with a bath, overhead shower, spotlights, and an extractor fan. Outside, the enclosed rear garden features gated access, an outside tap, a lawn, and a patio area, ideal for outdoor entertaining. The property also benefits from a driveway providing ample parking, and a detached brick-built garage with an up-and-over door and a side access door. This beautifully presented home combines comfort, convenience, and space in an excellent location.

## Entrance Hall

## Cloakroom

## Study

9' 3" x 7' ( 2.82m x 2.13m )

## Lounge

17' 3" x 11' 3" ( 5.26m x 3.43m )

## Kitchen/Diner

25' 10" x 11' 1" into recess ( 7.87m x 3.38m into recess )

## Utility

6' 11" x 5' 3" ( 2.11m x 1.60m )

## Landing

## Bedroom One First Floor

18' 10" Into Access x 9' 5" To Front Wardrobe ( 5.74m Into Access x 2.87m To Front Wardrobe )

## En-Suite

## Bedroom Two First Floor

9' 7" + Recess x 9' 1" To Front Wardrobe ( 2.92m + Recess x 2.77m To Front Wardrobe )

## Bedroom Three First Floor

12' 5" x 7' 3" Into Recess ( 3.78m x 2.21m Into Recess )

## Second Floor Landing

## Bedroom Four First Floor

10' 1" x 6' 5" ( 3.07m x 1.96m )

## Bathroom

## Bedroom 5 Second Floor

15' 5" x 9' 5" ( 4.70m x 2.87m )



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## welcome to Langhorn Drive

- Detached House
- Six Bedrooms
- Master Bedroom With En-suite
- Detached Brick Built Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

offers over

# £450,000



Please note the marker reflects the  
postcode not the actual property

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