



Hawthorne Cottage, Kilnwick Lane,
Lockington, YO25 9SY
£550,000



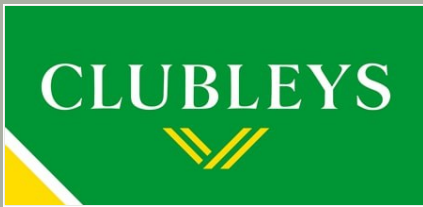
ABOUT THE PROPERTY

Nestled in a peaceful countryside setting along a tranquil country lane, this rarely available detached dormer bungalow offers the perfect blend of serene rural living with convenient access to Beverley. Lovingly maintained and with no onward chain, the spacious accommodation boasts a welcoming entrance hall leading to a cloakroom and WC, a well-appointed kitchen/diner with a large utility area, and a versatile sitting room, snug, and conservatory. The ground floor also features a bedroom with an en-suite bathroom. Upstairs, you'll find two generous bedrooms, both with en-suites, one including a dressing area. The property benefits from a good-sized gravelled driveway at the front, leading to a double garage, with the upstairs offering potential for conversion into a workshop or office. The private garden, surrounded by established trees and hedges, is mostly lawned with a patio area, perfect for enjoying the tranquil surroundings. This property is in excellent order throughout and offers an exceptional opportunity for those seeking a peaceful, countryside lifestyle.

Tenure: Freehold. East Riding of Yorkshire Council Band F.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, radiator, stairs to first floor, recessed ceiling lights, decorated ceiling coving.

CLOAKROOM

Radiator.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, part panelled walls.

KITCHEN/DINING ROOM

4.46m max x 5.74m max (14'7" max x 18'9" max)
Fitted with a range of bespoke handmade wooden wall and base units comprising work surfaces, ceramic sink unit, electric oven, gas hob, extractor hood over, integrated fridge, integrated dishwasher, part tiled walls, tiled floor, radiator.

UTILITY

Fitted with a range of base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washer/dryer, floor standing oil fired central heating boiler, tiled floor, part panelled walls, radiator, door to outside, door to garage, fitted cupboard.

SITTING ROOM

4.24m x 6.38m (13'10" x 20'11")
Gas fired set in decorated tiled hearth and wooden surround, two radiators, decorated ceiling coving, recessed ceiling lights, T.V. aerial point.

SNUG

4.86m x 3.62m (15'11" x 11'10")
Gas fire set in decorated tiled hearth and wooden surround, decorate ceiling coving, recessed ceiling lights, T.V. aerial point, double doors to Conservatory.

CONSERVATORY

4.86m x 2.65m (15'11" x 8'8")
Tiled floor, radiator, double doors to garden.

BEDROOM ONE

3.93m x 4.16m (12'10" x 13'7")
Radiator, T.V. aerial point, fitted wardrobes, decorated ceiling coving, recessed ceiling lights.

EN SUITE

Four piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, panelled bath with matching shower attachment, radiator, recessed ceiling lights, decorated ceiling coving.

LANDING

Velux window, recessed ceiling lights, radiator.

BEDROOM TWO

4.41m max x 3.81m max (14'5" max x 12'5" max)
Recessed ceiling lights, radiator.

EN SUITE/WARDROBE

Fitted cupboard, radiator, recessed ceiling lights.

EN SUITE

Four piece suite comprising panelled bath with matching shower attachment, step in shower cubicle, low flush W.C., pedestal wash hand basin, part panelled walls, radiator, recessed ceiling lights, velux window, access to eaves.

BEDROOM THREE

4.41m max x 4.81m max (14'5" max x 15'9" max)
Fitted cupboard, radiator, recessed ceiling lights.

EN SUITE

Three piece suite comprising panelled bath with matching shower attachment, pedestal wash hand basin, low flush W.C., part panelled walls, radiator, recessed ceiling lights, velux.

OUTSIDE

The property benefits from a good-sized gravelled driveway at the front, leading to a double garage, with the upstairs offering potential for conversion into a workshop or office. The private garden, surrounded by established trees and hedges, is mostly lawned with a patio area, perfect for enjoying the tranquil surroundings.

GARAGE

6.52m x 5.66m (21'4" x 18'6")
Two up and over doors, power and light. The upstairs offers potential for conversion into a workshop or office.

SERVICES

Mains water, oil, and electricity.

APPLIANCES

No appliances have been tested by the Agent.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

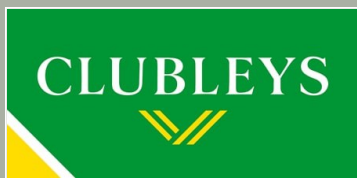
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.