



A charming three bedroom detached house with a lot to offer! Situated in a peaceful location, this property offers a delightful rear aspect and benefits from parking for several vehicles.

This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. The downstairs shower room adds convenience to this lovely home and with three good-sized bedrooms, there's plenty of space for everyone to enjoy.

Don't miss out on the opportunity to make this house your home. The absence of a forward chain means a smoother transition for the lucky new owners. Contact us today to arrange a viewing and experience the warmth and comfort that this property on Meadow Lane has to offer.



## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR:-

#### ENTRANCE HALL

UPVC double glazed front entrance door, laminate flooring, dado rail, coving to ceiling, under stairs cupboard, coving to ceiling and a radiator.

#### KITCHEN

2.97m x 2.94m (9'8" x 9'7")

Having a UPVC rear entrance door, laminate effect vinyl flooring, part tiled walls and a radiator. Fitted with a range of wall and base units, working surfaces, composite sink unit, space for oven, with extractor fan over, space for fridge, space for freezer and plumbed for a washing machine.

#### SHOWER ROOM

1.62m x 1.44m (5'3" x 4'8")

UPVC double glazed window to the side elevation, laminate style vinyl flooring, fully tiled walls and a chrome towel rail. Three piece white suite comprising:- wash hand basin set in vanity unit, corner shower cubicle and low level WC.

#### LIVING ROOM/DINER

7.55m x 3.50m into recess (24'9" x 11'5" into recess)  
With dual aspect allowing natural light to flow through the room with UPVC French doors leading out onto the rear garden and bay window to the front elevation. Living flame gas fire set in tiled hearth with wooden surround, coving to ceiling, television point and two double radiators.

### FIRST FLOOR:-

#### LANDING

UPVC double glazed window to the side elevation, access to loft space and airing cupboard with radiator.

#### BEDROOM ONE

4.15m x 3.30m (13'7" x 10'9")

UPVC double glazed window to the rear elevation, wardrobes to one wall, coving to ceiling and a radiator.

#### BEDROOM TWO

3.31m x 3.29m (10'10" x 10'9")

UPVC double glazed window to the front elevation,

wardrobes to one wall, coving to ceiling and a radiator.

#### BEDROOM THREE

3.03m x 2.70m (9'11" x 8'10")

UPVC double glazed window to the rear elevation, coving to ceiling and a radiator.

#### SHOWER ROOM

2.66m x 1.65m (8'8" x 5'4")

With a UPVC double glazed window to the front elevation, vinyl flooring, coving to ceiling and a radiator. Four piece white suite comprising:- corner shower cubicle, bidet, low level WC, wash hand basin set in vanity unit.

#### OUTSIDE:-

Gravelled front driveway designed for easy maintenance. Generous driveway providing ample off street parking for several vehicles leading to:-

#### GARAGE

Up and over door.

#### REAR GARDEN

An enjoyable rear garden with a pleasant aspect. Paved patio area immediately beyond the house leading to lawn garden with gravelled borders and mature shrubs.

#### ADDITIONAL INFORMATION:-

#### SERVICES

Mains water, gas, electricity and drainage.

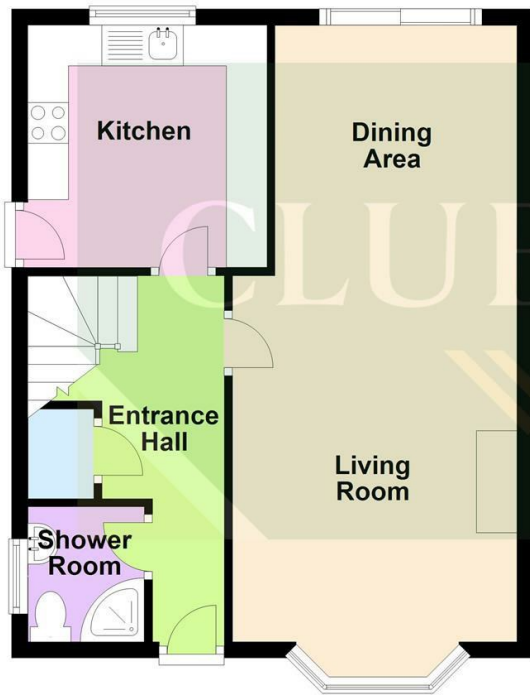
#### APPLIANCES

No appliances have been tested by the Agent.

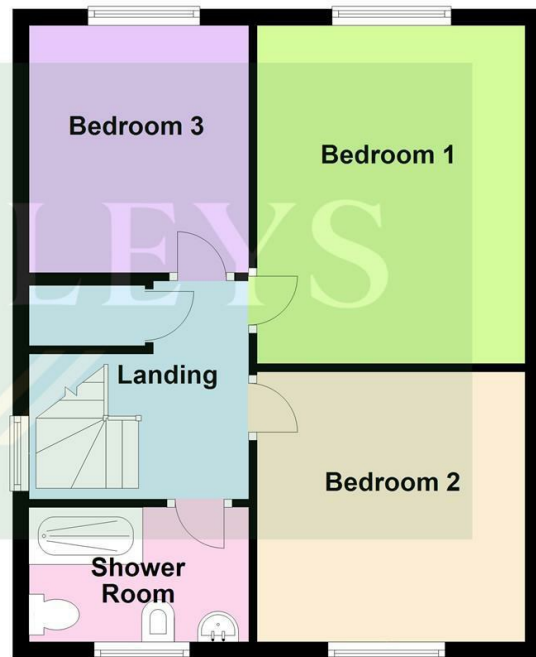




## Ground Floor



## First Floor



### 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

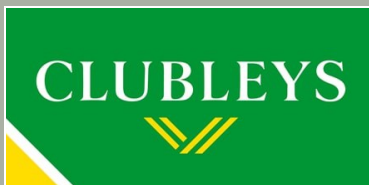
### FREE VALUATIONS FOR SALE

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		74	87
(55-68) D			
(39-54) E			
(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.