



Loftsome House Main Road, Goole, Newsholme, DN14 7JT

£650,000

EPC: E

This individual, detached dormer bungalow stands in extensive grounds within the hamlet of Newsholme. The bungalow has a sweeping driveway offering plenty of parking and access to the garages. The impressively spacious accommodation briefly comprises entrance hall, living room, dining room, kitchen, utility, w.c. conservatory, four bedrooms, one with a walk out balcony, an ensuite and main bathroom. In addition there is an extensive loft space which offers potential for further development to create a games room, office or a further bedroom, subject to obtaining the relevant consents. A viewing is highly recommended to fully appreciate this unique property and the spacious accommodation on offer.

- Extensive, individual detached Dormer Bungalow
- Village location
- 4 Spacious Bedrooms
- Large Living Room
- Utility room with integrated appliances
- Balcony
- Conservatory
- Sweeping Driveway
- Beautiful Garden Space
- Large loft space offering potential to provide further accommodation.

#### Description

The property has the benefit of an oil fired central heating system, with a newly fitted boiler, which was installed in October together with UPVC double glazing. The gas fire in the lounge is propane gas.

#### Entrance Hall

UPVC front entrance door with adjoining glazed windows. Stairway to first floor with understairs cupboard. Coving to the ceiling. Engineered oak flooring. Two central heating radiators.

#### Inner Hallway

Storage cupboards for coats. Coved ceiling. Door leading to conservatory. Engineered oak flooring. One central heating radiator.

#### WC

White suite comprising a low flush W.C with concealed cistern and a vanity wash hand basin. Tiled walls. Coving to the ceiling. Heated towel rail.

#### Lounge

24'6" x 17'11"

This lovely spacious lounge features large arched windows letting in plenty of light and framing the gas fire, which has a marble hearth and surround. A small display alcove is on one of the walls. Coving to the ceiling. TV point. Wall light points. Two central heating radiators.

#### Kitchen

17'10 x 14'7"

A range of fitted base and wall units finished in timber effect laminate with a quartz speckled worktop and upstands. Stainless steel sink. Integrated 'Bosch' dishwasher and under counter fridge. Ceramic, electric 4 ring 'Hotpoint' hob with concealed extractor fan. 'Neff' electric double oven and grill. 'Belling' pie warmer. Beige tile effect vinyl flooring. Plinth heaters. One central heating radiator.

#### Utility Room

15'9" x 10'11"

A range of fitted timber units. Integrated 'Bosch' washing machine and full height freezer. Stainless steel sink. uPVC rear entrance door. Beige tile effect vinyl flooring. Coving to the ceiling. One central heating radiator.

#### Dining Room

14'8" x 14'8"

Patio doors leading to the garden. Electric fire. Wall light points. Coving to the ceiling. One central heating radiator.

#### Master Bedroom

17'11" x 14'8"

To the front elevation. Fully fitted with wardrobes and bedhead recess with storage over and matching dressing table. One central heating radiator.

#### Ensuite

A modern white suite comprising a step in shower cubicle, vanity wash hand basin with drawers below and a low flush w/c. Fully tiled walls. Extractor fan. Coving to the ceiling and recessed ceiling lights. Illuminating wall mounted mirror. One central heating radiator.

#### Bedroom Two

16'10" x 11'5"

To the side elevation. Coving to the ceiling. One central heating radiator.

#### Bathroom

A modern white suite comprising a spa bath and vanity wash hand basin with drawers below. Shower cubicle with double 'Aqualisa' shower and low flush w/c. Fully tiled walls and coving to the ceiling. Recessed ceiling lights. Chrome ladder style radiator and one central heating radiator.

#### Conservatory

9'1" x 9'

uPVC windows with pitched roof and door to front aspect. Power points. One central heating radiator.

#### Landing

Fitted timber window seat with storage beneath. Airing cupboard housing large hot water cylinder and immersion heater. One central heating radiator.

#### Bedroom Three

17'11" x 11'4"

To the side elevation. Access to an extensive roof space offering potential for further expansion. One central heating radiator.

#### Bedroom Four

17'11 x 11'5"

To the side elevation. Double doors leading onto balcony.

#### Garage

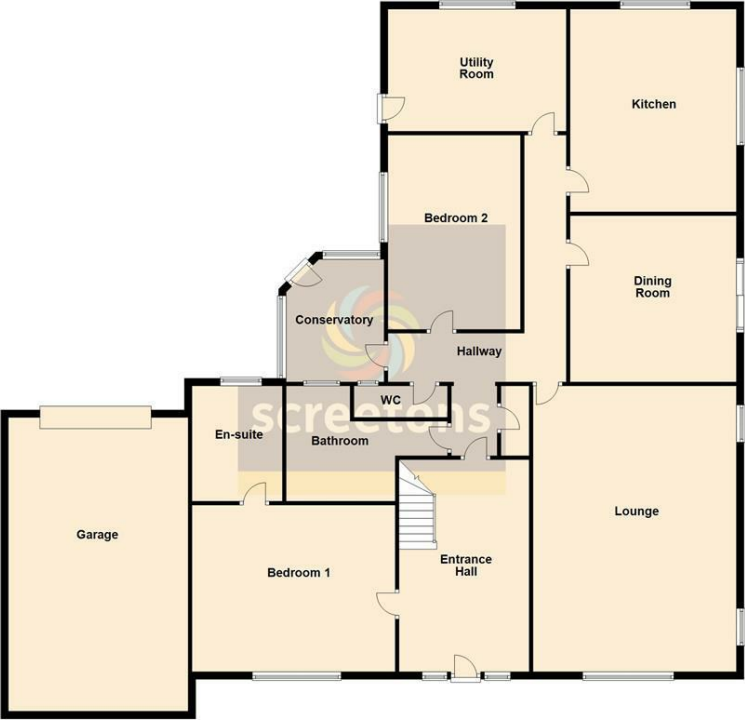
26'1" x 15'10"

Remote control up and over door. Power and light. A further lean-to garage also has remote control up and over doors, a storage cupboard and workshop.

#### Outside

Standing in extensive grounds in a quiet location within this desirable hamlet. The bungalow has a sweeping driveway offering plenty of parking and access to the garaging. The well manicured gardens stand to three sides of the property and boast rolling lawns with a variety of mature perennials and trees. To the front of the property is a steel framed pergola providing a covered seating area, perfect to use in the south-facing garden on a summers day.

Ground Floor



First Floor

