



8 The Meadows, Carlton, Goole, DN14 9QZ

£275,000

EPC:

This three bedroom detached house is located in a cul-de-sac with fantastic open views to the rear in the village of Carlton. The property includes an entrance hall, lounge, dining kitchen, WC, conservatory, three bedrooms, one with en-suite and a family bathroom. Externally there is a garage, driveway and gardens to the front and rear making this an excellent family home. Viewing highly recommended.

- Well presented detached house
- Three bedrooms, en-suite to master bedroom
- Fantastic open views to the rear
- Ideal family home
- Village location
- Conservatory
- Dining kitchen
- Gardens to the front and rear
- Driveway and attached brick built garage
- Viewing highly recommended

#### DESCRIPTION

This three bedroom detached house incorporates gas central heating and uPVC double glazing and offers ideal family accommodation comprising;

#### ENTRANCE HALL

6'1" x 18'3" max.

Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### W.C.

4'4" x 2'11"

A wash hand basin and low flush WC. Laminate flooring. One central heating radiator.

#### LOUNGE

11'5" x 14'6"

The measurements plus the depth of the bay window. A cream fire surround housing a gas fire. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

17'10" x 9'10" max.

A range of fitted base and wall units with laminated worktops and matching upstands. The units incorporate a white ceramic single drainer sink, and a cooker hood. Free standing double width gas oven and hob. Integrated dishwasher. uPVC sliding patio doors lead into the conservatory. uPVC stable style door leads into the conservatory. Laminate flooring. One central heating radiator.

#### CONSERVATORY

11'6" x 17'1"

A brick base/uPVC framed conservatory with uPVC French doors that lead into the rear garden. A side uPVC door leads into the garage. Laminate flooring. One central heating radiator.

#### LANDING

5'9" x 8'11"

Loft access. Airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

11'6" x 11'8" max.

To the rear elevation with fantastic views over open fields. Fitted recessed wardrobes with sliding mirrored doors. One central heating radiator.

#### EN-SUITE SHOWER ROOM

4'11" x 5'10"

A white suite comprising a shower cubicle with an electric shower and tiled interior, a wash hand basin and a low flush WC. One central heating radiator.

#### BEDROOM TWO

12'3" x 8'8"

To the front elevation. One central heating radiator.

#### BEDROOM THREE

9'3" x 8'10" max.

To the front elevation. One central heating radiator.

#### BATHROOM

5'10" x 6'4"

A modern white suite comprising a panelled bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls. Chrome heated towel rail.

#### GARAGE

8'3" x 18'1"

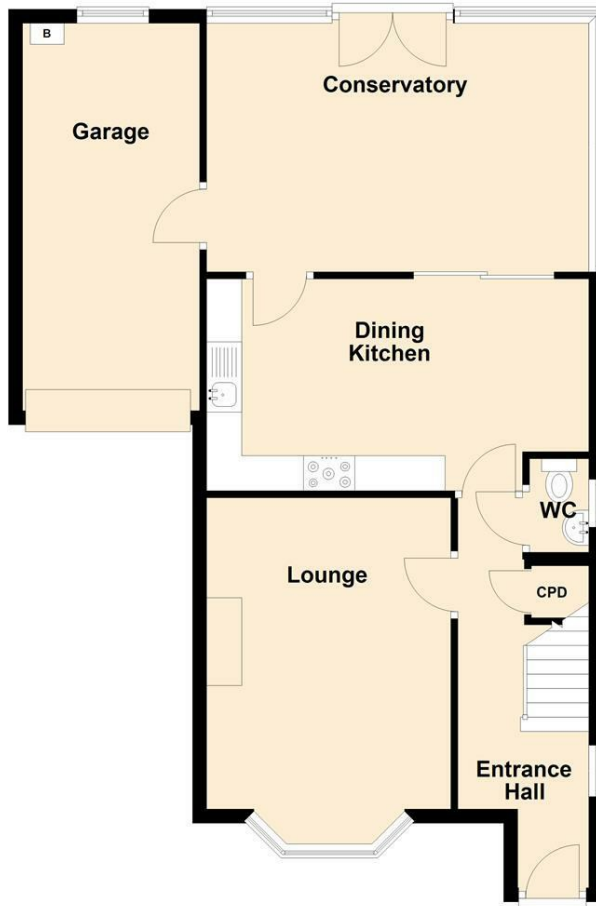
An attached brick built garage with a metal up and over vehicular door. Light and power. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler.

#### GARDENS

To the front of the property there is a lawned garden with a path leading to the front entrance door. To the right hand side there is a driveway providing off street parking which extends along the side of the property to the garage. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a timber decked seating area. The rear garden adjoins open fields.

**Ground Floor**



**First Floor**

