



Orchard Lodge Low Street, Swinefleet, Goole, DN14 8DF
Offers Over £385,000

EPC: D

Individually built and designed by the current owner in 1989 is this detached house offering spacious family accommodation. Located in the village of Swinefleet this four bedroom property has been extended to create extra living space and a viewing is an absolute must to appreciate the property on offer. Standing in a good size plot offering a block paved driveway to the front and to the rear there is a fully enclosed lawned garden with a paved seating area, raised timber decked area and various outdoor buildings including a bar providing fantastic outdoor entertaining space. Marketed with no upward chain!

- Highly individual detached family home
- Four double bedrooms (en-suite bathroom to the master)
- Through lounge with sun room and separate office to the rear
- Fully equipped modern fitted 'Howdens' dining kitchen
- Snug, Utility room, ground floor WC
- Impressive dining room
- High quality fixtures and fittings throughout
- Block paved driveway for numerous vehicles
- Fully enclosed rear garden with covered seating areas and a bar
- Viewing is an absolute must to appreciate the property on offer

DESCRIPTION

This highly individual and spacious detached family home incorporates hardwood double glazed windows, a biomass boiler and a security alarm and offers four double bedroom accommodation comprising:

ENTRANCE HALL

7'3" x 17'8"

uPVC entrance door. Stair way leading to the first floor. Timber effect laminate flooring. Two central heating radiators. Coving to the ceiling.

LOUNGE

13'11" x 24'2"

Bay window to the front elevation. A white fire surround with a marble inset and hearth housing an electric fire. Kardean flooring. Two central heating radiators. Coving to the ceiling. Timber glazed French doors lead into the sun room.

SUN ROOM

9'6" x 15'9"

Brick base/timber framed sun room. Timber glazed French doors lead into the office and further matching French doors lead into the rear garden. Indian slate tiled floor. One central heating radiator.

OFFICE

7'10" x 7'8"

One central heating radiator. Floor to match the sun room.

SNUG/PLAYROOM

9'8" x 6'0"

One central heating radiator. Coving to the ceiling.

DINING KITCHEN

11'3" x 24'1"

Bay window to the front elevation. A comprehensive range of solid oak bespoke fitted kitchen units from 'Howdens' having solid oak worktops, tiled work surrounds and under unit lighting. The units incorporate a cream conglomerate one and half bowl single drainer sink and a stainless steel cooker hood. Integrated appliances include a dishwasher and a fridge. Wine storage. Free standing double width 'Belling' electric oven. Matching centre island with breakfast bar. Tiled floor. Two central heating radiators. Coving to the ceiling.

DINING ROOM

19'0" x 15'10"

Bay window to the front elevation and a separate window. Decorative ceiling panels. Two central heating radiators. Coving to the ceiling.

WC

4'7" x 4'7"

A white wash hand basin and low flush WC. Walls tiled to half height. One central heating radiator. Coving to the ceiling.

UTILITY ROOM

13'4" x 8'6"

The measurements plus the entrance area. A range of traditional solid oak units with laminated worktops. The units incorporate a cream conglomerate one and half bowl single drainer sink. Matching display cabinets. Plumbing for an automatic washing machine and space for a tumble dryer. One central heating radiator. Coving to the ceiling. Timber door leads into the rear garden.

GALLERIED LANDING

6'1" x 23'7"

Airing cupboard. Two central heating radiators. Coving to the ceiling.

HALL

11'9" x 3'1"

MASTER BEDROOM

19'0" x 16'4"

To the rear elevation. 'Strachan' lime oak wardrobes with matching bedside cabinets and dressing table. Two central heating radiators. Coving to the ceiling.

EN-SUITE BATHROOM

7'3" x 9'8"

A cream suite comprising a panelled bath with a shower fitment to the bath mixer tap, a wash hand basin and low flush WC. A separate shower cubicle with a mains fed shower. Tiled floor. One central heating radiator. Coving to the ceiling.

DRESSING ROOM

8'7" x 7'5"

To the front elevation. A range of full length fitted wardrobes to either side. Loft access. One central heating radiator.

BEDROOM TWO

14'8" x 11'4"

To the front elevation. A range of fitted bedroom furniture to include wardrobes, overhead storage, display shelves and a dressing table with drawers under. One central heating radiator. Coving to the ceiling.

BEDROOM THREE

11'11" x 13'11"

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

BEDROOM FOUR

11'10" x 13'9"

To the front elevation. Fitted wardrobes along one wall. Timber effect laminate flooring. One central heating radiator. Coving to the ceiling. Loft access which is boarded.

BATHROOM

8'3" x 5'6"

A white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

GARDENS

To the front of the property there is a block paved driveway providing off street parking for numerous vehicles. The garden is laid to lawn with a block edge and well established flower beds filled with shrubs and bushes. The front garden is enclosed by a brick built garden wall with metal railings. To the right hand side of the property there is a timber gate which provides access into the rear garden.

To the rear of the property there is a fully enclosed garden which has a lawned area, an Indian stone seating area and matching pathways and well established flower beds filled with shrubs and bushes. A stainless steel sink with water supply is located to the immediate rear of the property. There is a timber garden shed to the right hand side of the conservatory. Outdoor lighting.

A raised timber decked seating area provides a large seating and entertaining space and also houses the undercover seating areas, with light and power, one of them currently housing a hot tub (not included in the sale). A further timber framed outbuilding is the L shaped garden bar with light and power. At the back of the bar there is a timber garden shed housing the biomass boiler.

Ground Floor



First Floor







