



Pinfold Cottage Pinfold Lane, Adlingfleet, Goole, DN14 8HB

£399,500

EPC: D

This four bedroom detached home is located in the quiet rural village of Adlingfleet on a tree lined lane, providing a real countryside feel. The property offers substantial accommodation which would make an ideal family home and includes a spacious entrance hall, cloaks, dual aspect lounge, separate dining room and study, dining kitchen, utility room, a galleried landing, four bedrooms, en-suite to the master and a house bathroom. Outside the property stands within beautifully maintained gardens with a block paved driveway and a detached brick built double garage. A viewing of this property is highly recommended to appreciate the location and accommodation on offer.

- Substantial detached family home
- Four bedroom (en-suite to the master)
- Three reception rooms
- Dining kitchen with separate utility room
- Ground floor cloaks
- Spacious entrance hall
- Galleried Landing
- Quiet countryside location on a tree lined lane
- Block paved driveway and detached double garage
- Beautifully maintained gardens

DESCRIPTION

This four bedroom detached family home incorporates oil fired central heating, uPVC double glazing and a security alarm and offers four bedroom accommodation comprising;

ENTRANCE HALL

62" x 3'11"

Composite entrance door. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

HALL

9'3" x 12'8"

A turned staircase with a spindled balustrade leads to the first floor. Under stairs storage cupboard. Timber effect laminate flooring. Coving to the ceiling.

W.C.

3'6" x 5'6"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. One central heating radiator.

LOUNGE

11'7" x 20'2"

A dual aspect room with a uPVC window to the front and uPVC French doors to the rear elevation. A pine fire surround housing a cast iron open fire grate with a decorative tiled insert and a tiled hearth. Coving to the ceiling. Two central heating radiators.

DINING ROOM

11'3" x 11'2"

uPVC French doors to the rear elevation. Coving to the ceiling. One central heating radiator.

STUDY

7'4" x 9'3"

Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

19'5" x 8'7" max.

A range of fitted base and wall units having timber effect shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring electric hob with an electric oven under and a stainless steel cooker hood over. Integrated dishwasher and fridge. Coving to the ceiling. Two central heating radiators.

UTILITY ROOM

7'10" x 7'1"

A fitted base unit with a laminated worktop housing a stainless steel single drainer sink. Tiled work surrounds. Plumbing for an automatic washing machine and space for a tumble dryer. Oil fired central heating combi boiler. Loft access. Tiled floor. One central heating radiator. uPVC part glazed door leads to the rear of the property.

GALLERIED LANDING

9'2" x 11'9"

Loft access. Coving to the ceiling. One central heating radiator.

BEDROOM ONE

11'7" x 12'10" max.

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

EN-SUITE SHOWER ROOM

3'4" x 7'10"

A white suite comprising a shower cubicle with a mains fed shower, a vanity wash basin with storage under and a low flush WC. Fully tiled walls. One central heating radiator.

BEDROOM TWO

11'3" x 11'8"

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

BEDROOM THREE

11'2" x 8'0"

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

BEDROOM FOUR

11'7" x 6'10"

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

BATHROOM

8'7" x 6'5"

A white suite comprising a panelled bath with an electric shower over and a glass shower screen to the bath side, a wash hand basin and a low flush WC, with a tiled surround. Tiled floor. One central heating radiator. Airing cupboard with a central heating radiator.

DOUBLE GARAGE

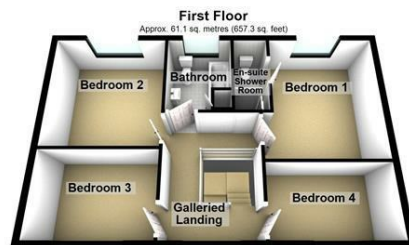
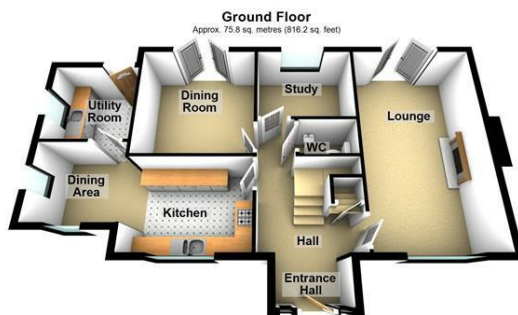
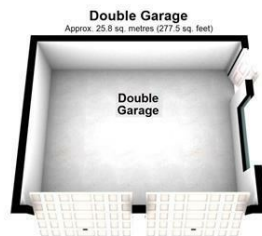
18'8" x 18'1"

A detached double garage with two individual metal up and over vehicular doors and a timber side personnel door. The loft area is fully boarded perfect for storage. Light and power.

GARDENS

To the front of the property the garden is fully enclosed by a brick garden wall and timber entrance gate which leads onto the block paved driveway. The driveway provides off street parking for multiple vehicles and extends along the side of the property towards the garage and rear of the property. The front garden has a well maintained lawn with mature trees and shrubs.

To the rear of the property there is a lawned garden with beautifully stocked and maintained flower beds filled with plants, shrubs, bushes and mature trees, and a vegetable plot. The block paved driveway extends into a matching pathway and seating area to the immediate rear of the property. To the rear of the garage the oil storage tank is located. A timber garden shed is discreetly located at the side of the property. The plot adjoins pasture land to the side and rear providing a true countryside feel.



Total area: approx. 162.7 sq. metres (1751.0 sq. feet)





