



Heigholme Lane

Leven, HU17 5LS

*****COUNTRYSIDE VIEWS TO DIE FOR***** Embrace the tranquil allure of countryside living with this delightful three-bedroom mid-terrace property, offering picturesque views of the surrounding landscape while conveniently situated not too far from the village. Some updating may be required but with two reception rooms, kitchen and utility area, three bedrooms and bathroom, a block-paved driveway, and a mature rear garden, this residence presents the perfect blend of rural serenity and homely comfort.

Viewing is absolutely essential to appreciate all it has to offer so call us on 01964 533343.

Current energy rating - E, Council tax band - B, Tenure - Freehold

£249,950

Entrance Porch

Double glazed door, window to side and courtesy light.

Hallway 5'0" x 3'6" (1.54 x 1.09)

Entrance door to hall with stairs off

Lounge 17'9" x 11'0" (5.43 x 3.36)

Window to front and rear, wooden mantelpiece with marble effect inset and hearth housing a space for a gas fire, coving to ceiling, television point and two radiators.

Dining Room 14'6" x 8'11" (4.44 x 2.73)

Window to front, coving to ceiling and radiator. Glass door to kitchen.

Kitchen 17'10" x 8'5" (5.46 x 2.58)

Patio door and window to rear utility/sun room. A range of matching wall and base units with sparkle worktops over and 1 1/2 bowl sink unit and drainer with mixer tap. Integrated electric oven and hob with extractor over, space for dishwasher, part tiled walls and vinyl flooring.

Rear Utility/Sun Room 12'8" x 7'1" (3.87 x 2.17)

Window to rear and side and door to rear, space and plumbing for washing machine and tumble dryer, vinyl flooring and radiator.

First Floor Landing 9'6" x 6'0" (2.90 x 1.84)

Window to rear, access to loft space and radiator.

Master Bedroom 14'7" x 11'4" (4.45 x 3.46)

Window to front, coving to ceiling, carpet and radiator.

Bedroom 2 10'11" x 10'4" (3.33 x 3.16)

Window to front, built in cupboard, coving to ceiling, carpet and radiator.

Bedroom 3 11'3" x 8'5" (3.44 x 2.57)

Window to rear, coving to ceiling, carpet and radiator.

Bathroom 7'11" x 7'1" (2.42 x 2.17)

Window to rear, white three piece suite comprising:-panelled bath with shower over, pedestal hand wash basin and low level wc. Laminate tile effect flooring, extractor fan and radiator

Front Garden

Block paved driveway with low wall boundaries. Views over open countryside.

Rear Garden

Laid mainly to lawn with paved area, planted borders and flower, tree and shrub borders. Hedge and fence boundaries multiple storage sheds. Views over open countryside.

About Us

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Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken

using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

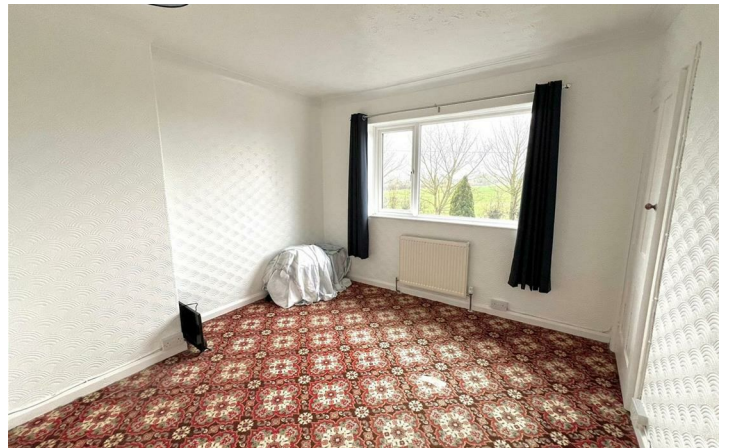
Valuations

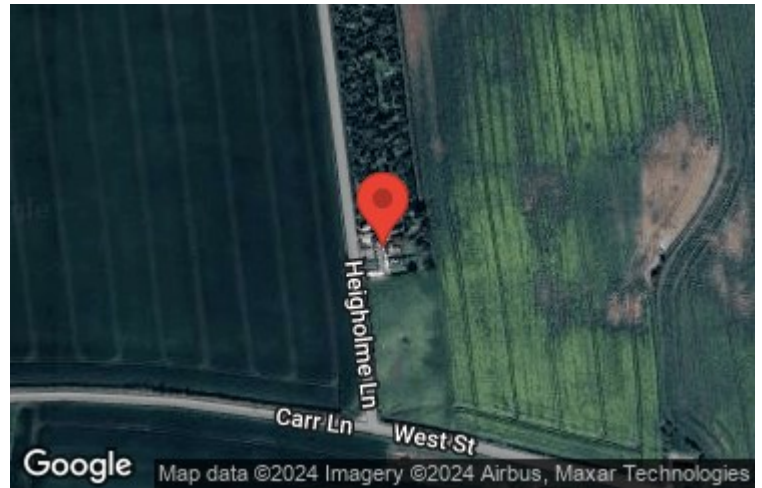
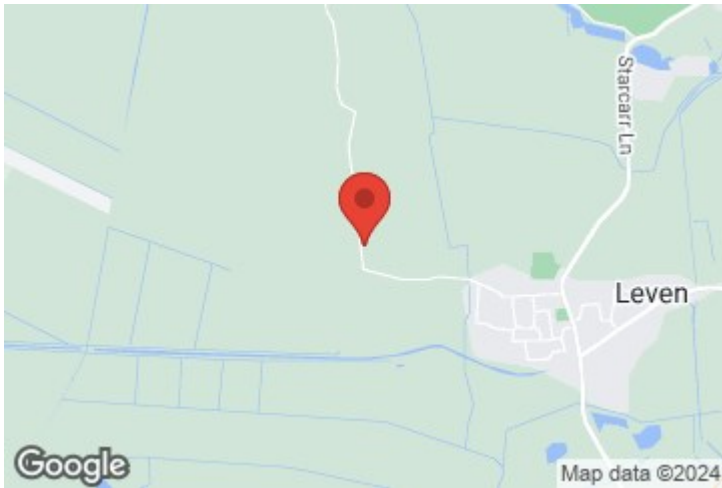
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Glorious views over open countryside to front and rear
- Two reception rooms, three bedrooms

- Off the beaten path
- Ample parking and gardens

- Large mid terrace property
- Viewing highly recommended





Floor Plan



Total area approx: 136.4 sq metres (1466.3 sq feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		