



## South Parade Leven, HU17 5LJ

\*\*\*\*\*EXCELLENT SIZED ACCOMMODATION IN A POPULAR VILLAGE\*\*\*\*\* This modern detached house on South Parade offers a delightful blend of comfort and style. The location is particularly appealing, situated in a popular village that boasts a variety of amenities, making daily life convenient and enjoyable. Whether you are looking for local shops, schools, or recreational facilities, everything you need is within easy reach. Upon entering, you are welcomed by an inviting reception room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the lovely open plan kitchen diner, which provides a warm and sociable atmosphere for family meals and gatherings. The extension adds to the overall size of the property, ensuring that there is ample room for everyone to enjoy. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for anyone seeking a generous living space. This great property offers a great living space and also the opportunity to become part of a vibrant community. With its modern features and thoughtful layout, this house is a wonderful place to call home. Don't miss the chance to view this exceptional property in a sought-after area.

Current Energy Rating - D, Council Tax band - D, Tenure - Freehold.

**Offers Over £325,000**

### Entrance Hall

Double glazed entrance door, staircase to first floor with spindle bannister and under stairs cupboard plus radiator.

### Living Room 11'6" x 6'8" (3.53 x 2.04)

Window to front, wood burning stove on a heatproof plinth, coving to ceiling, wall light points and radiator.

### Kitchen Diner 26'6" x 18'4" narrowing to 8'6" (8.08 x 5.61 narrowing to 2.60)

French doors and window to the rear in the kitchen area, a range of wall and base units with complimentary Deckton work surfaces over housing a single sink and drainer unit with mixer tap, integrated dishwasher, space for a range cooker, part tiled walls and laminate flooring through to the dining area. Door to lounge, window to rear and further French doors to side, television point and radiator.

### Utility Room 8'3" x 5'1" (2.53 x 1.57)

Wall and base units with Deckton work surfaces over, space and plumbing for washing machine and fridge freezer.

### First Floor Landing

Access to loft space.

### Master Bedroom 14'5" x 11'2" (4.40 x 3.42)

Window to front, fitted wardrobes, coving to ceiling, carpeted flooring and radiator.

### En-suite 6'0" x 5'11" (1.84 x 1.82)

Window to front, white three piece suite comprising:- step in shower cubicle, vanity unit housing the wash

hand basin and low level wc. plus ladder style radiator.

### Bedroom 2 11'5" x 9'4" (3.50 x 2.87)

Window to rear, coving to ceiling, carpeted flooring and radiator.

### Bedroom 3 13'2" x 11'5" (4.02 x 3.50)

Window to front, coving to ceiling, carpeted flooring and radiator.

### Bedroom 4 9'8" x 8'6" (2.97 x 2.60)

Window to rear, coving to ceiling, carpeted flooring and radiator.

### Bathroom 7'9" x 5'6" (2.38 x 1.69)

Window to rear, white three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc. and ladder style radiator.

### Garage

Integral garage with up and over door, power and lights laid on.

### Front Garden

To the front of the property is a driveway leading to the garage, lawned area and gravelled area for extra parking.

### Rear Garden

Large rear garden laid mainly to lawn with fenced boundaries and garden shed.

### 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

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 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

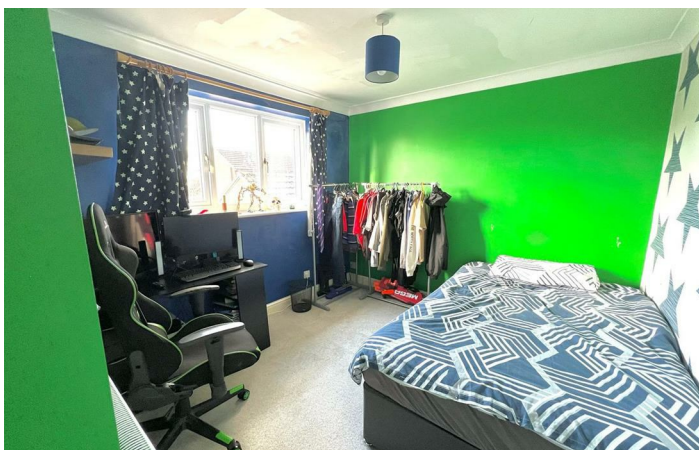
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Popular village location
- Four bedrooms
- West facing rear garden

- Great sized accommodation
- Two bathrooms
- Air source heating

- Extended kitchen diner
- Garage and parking
- Viewing highly recommended.









Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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