



Meadow Lane, Newport, HU15 2QN
£240,000


**Philip
Bannister**
Estate & Letting Agents

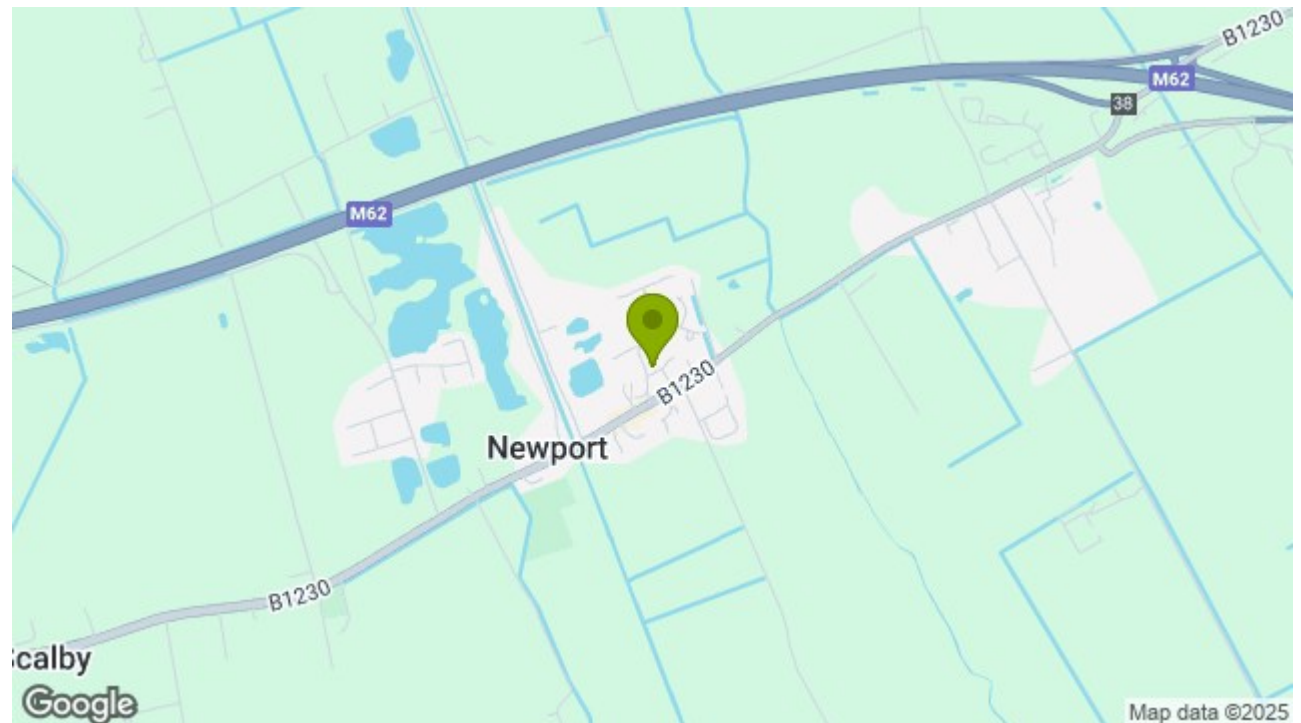
Meadow Lane, Newport, HU15 2QN

Key Features

- Beautiful Detached Home
- 3 Double Bedrooms
- Contemporary Dining Kitchen
- Stunning Bathroom With 4 Piece Suite
- Separate Utility Room
- Quality Finishes Throughout
- Driveway Parking & Garage
- Front & Rear Gardens
- Central Village Location
- Council Tax = C / EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		

BEAUTIFULLY FINISHED FAMILY HOME WITH 3 DOUBLE BEDROOMS - This attractive family home is presented to a high standard with a quality finish throughout. Located within an established area close to the centre of the village, the property features a welcoming entrance hall with a utility room off. A full width dining kitchen is fitted with sleek units and solid wood work surfaces and there is a front facing formal lounge. At first floor level there are 3 excellent sized bedrooms with the master benefitting from a wall of fitted wardrobes. The contemporary bathroom is fitted with a 4 piece suite. Outside there is extensive off street parking with a driveway and garage, front and rear gardens. This impressive home is one not to be missed!







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a uPVC door. The welcoming entrance hall features a staircase to the first floor with a useful storage cupboard beneath.

UTILITY ROOM

The utility room offers useful storage space in addition to plumbing for an automatic washing machine and further space for a second appliance. A window is positioned to the side of the property.

LOUNGE

14'1 x 11'5 (4.29m x 3.48m)

A well appointed front facing reception room which features a beautiful reclaimed open fireplace with a tiled hearth and wooden mantle. A bow window is to the front elevation.

DINING KITCHEN

9'9 x 20' (2.97m x 6.10m)

This impressive open plan dining kitchen spans the width of the property with French doors opening to the rear garden. The kitchen is fitted with a comprehensive selection of shaker style wall and base units mounted with a solid wood work surface and matching upstands. A Belfast sink unit with mixer tap sits beneath a window to the rear elevation, integral appliances include a dishwasher and and a free standing range cooker which sits beneath an extractor hood with a tiled splashback. There is ample space for an American fridge freezer and a dining room table.

FIRST FLOOR

LANDING

With a large built-in storage cupboard and access to the accommodation at first floor level.

BEDROOM 1

13'8 x 10'11 (4.17m x 3.33m)

The primary bedroom is of excellent proportions with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 2

10'10 x 10'11 (3.30m x 3.33m)

A second double bedroom with a window to the front elevation.

BEDROOM 3

9'11 x 8'9 (3.02m x 2.67m)

A further double bedroom with a window to the rear elevation.

BATHROOM

The stunning bathroom is fitted with a traditional 'Burlington' style four piece suite featuring a WC, panelled bath and a glazed shower cubicle with a thermostatic shower and tiled inset. There is further tiling to the walls, underfloor heating and a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and block paving offering additional off street parking.

REAR

The rear garden is mainly laid to lawn with a patio area adjoining the property. A further sandstone patio is positioned to the bottom of the garden and a shed is positioned behind the garage.

DRIVEWAY

A driveway is positioned to the front of the property and continues to the side through a set of gates which in turn leads to a garage.

GARAGE

The pre-fabricated garage features an up and over door to the front elevation, a personnel door is accessible from the garden. There is light and power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

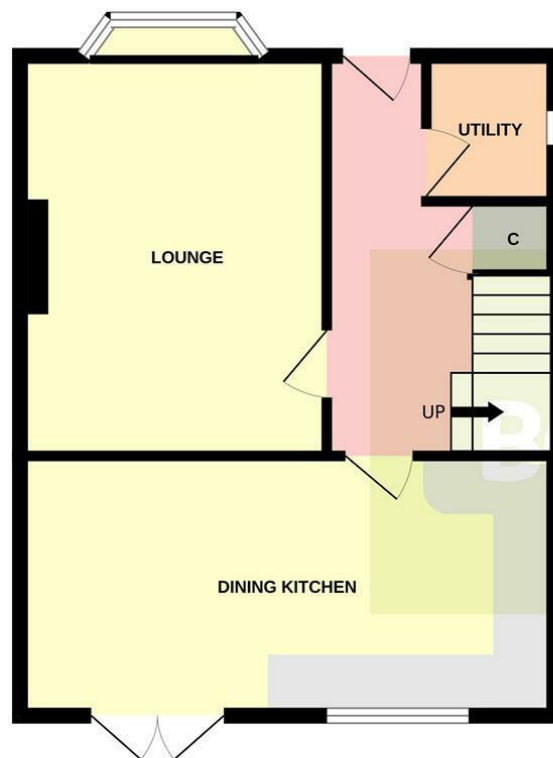
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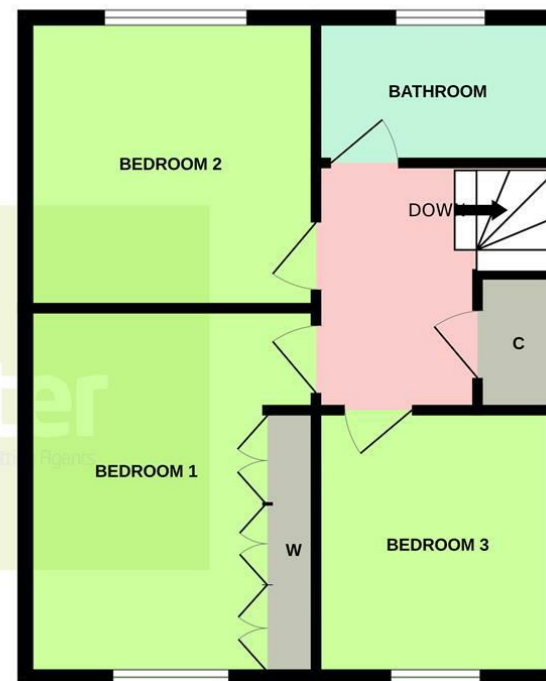
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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