



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Marden Cottage Main Street

Asking Price £145,000

Keyingham, HU12 9RD



CHAIN FREE SEMI-DETACHED HOUSE WITH GARAGE!

Located within the village centre just a short distance from the local shop is this three bedroom semi-detached house, offered to the market with the benefit of vacant possession and no chain. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, ground floor WC, front to back lounge, good size fitted kitchen and a conservatory at the rear, to the first floor are three bedrooms all with fitted storage and the bathroom, to the rear is a garage with private parking space beside leading onto a low maintenance paved garden.





Hallway 6'10" x 10'9" (2.10 x 3.30)

A uPVC front entrance door opens into the hallway with stairs rising to the first floor landing with a storage cupboard below, radiator and front facing uPVC window.

WC 6'10" x 3'3" (2.10 x 1.00)

Ground floor WC with basin, uPVC window and half tiled walls.

Lounge 20'4" x 11'7" (6.20 x 3.55)

Spacious front to back living room with a uPVC window to the front and patio doors to the rear. With a fireplace housing and electric fire and a radiator.

Kitchen 13'1" x 14'5" (4.00 x 4.40)

Well appointed kitchen fitted with a range of white gloss base and wall units with grey work surfaces and tiled splash backs. With a stainless steel 1.5 bowl sink and drainer with mixer tap, provisions for a free standing cooker with extraction hood, space for a fridge freezer and plumbing for a washing machine/dishwasher. Radiator, uPVC window to the rear along with a door to the conservatory,

Conservatory 10'9" x 17'6" total (3.30 x 5.35 total)

Rear conservatory of uPVC construction under a pitched roof with tiled flooring with a ceiling fan and French doors to the garden.

Landing

Stairs lead onto a central landing with a front facing uPVC window, built-in cupboard and loft access.

Bedroom One 10'9" x 14'3" inc wardrobe (3.30 x 4.35 inc wardrobe)

Double bedroom with fitted storage, radiator and a uPVC window to the rear.

Bedroom Two 10'9" x 11'11" inc wardrobe (3.30 x 3.65 inc wardrobe)

Second double bedroom with fitted storage, radiator and a uPVC window to the rear.

Bedroom Three 9'4" x 10'5" (2.85 x 3.20)

Front facing bedroom with a uPVC window and central heating radiator.

Bathroom 6'0" excl toilet x 9'4" (1.85 excl toilet x 2.85)

Three piece suite comprising of a walk-in bath with shower attachment, pedestal basin and WC. With a front facing uPVC window, radiator, tiled splash backs and a useful over-stairs-storage cupboard.

Garden

A private side gate gives access through to a low

maintenance paved garden at the rear, enclosed by fenced boundaries with a gate to a hard standing driveway beside the garage for private parking. Shared vehicular access continues beside the neighbouring property and leads round to the roadside.

Garage

Brick built single garage with window and a remote controlled electric garage door.

PARKING

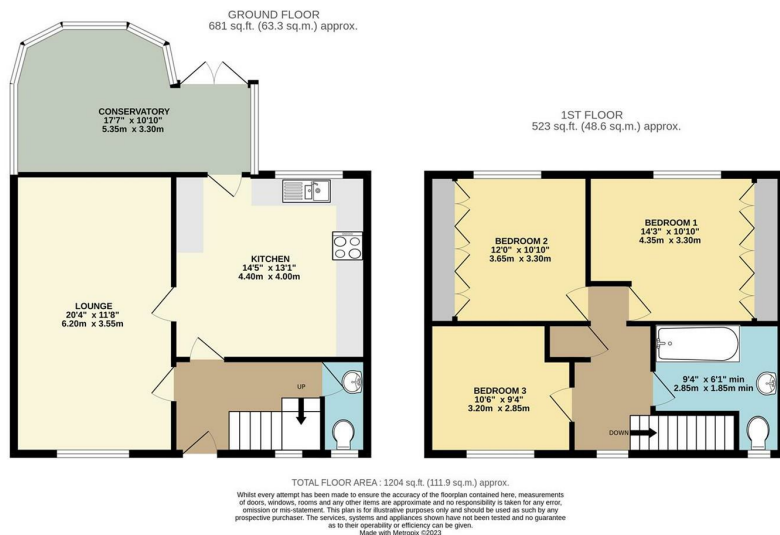
Parking is via the Garage and a space beside this for one car.

MOBILE AND BROADBAND

Mobile and Broadband (Fibre to the Cabinet) are available. For more information on providers, predictive speeds and mobile coverage please visit Ofcom checker.

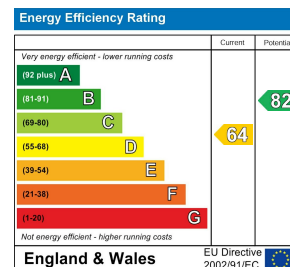
HEATING

Central heating and hot water are via a gas fired boiler.



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas, electric and drainage connections.

This property is located within the centre of the village on Main Street between the Ship Inn and the village shop/zebra crossing.

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