



Goodwin Fox

A Fresh Approach To Property

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37 Greenshaw Lane

Asking Price £295,000

Patrington, HU12 0RL



Welcome to this charming property located on Greenshaw Lane in the picturesque village of Patrington. This delightful end terrace period house exudes character and as you step inside, you are greeted by a spacious layout featuring four bedrooms and two reception rooms, allowing for versatile living spaces that can be tailored to suit your needs, providing ample space for a growing family or those in need of extra room. The open plan kitchen diner is perfect for entertaining guests or enjoying family meals together and steps out onto a large rear garden with a driveway, offering a private outdoor space where you can relax, play, or indulge your green thumb. Whether you enjoy gardening, outdoor dining, or simply soaking up the sun, this garden provides the perfect setting for outdoor enjoyment. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall with period staircase, two front facing reception rooms and a updated open plan kitchen spanning the rear of the property, to the first floor are four good size bedrooms along with an updated family bathroom with four piece bathroom suite. A gated driveway gives access to a rear courtyard with outbuilding and this leads onto a good size laid to lawn garden. Offered to the market with the benefit of no chain and vacant possession. Contact us today to arrange a viewing and discover the potential that this lovely home has to offer.





Entrance Hall

A hardwood front entrance door opens to a central hallway with traditional pattern tiled flooring running throughout and with a spindled staircase with newel post and original panelling leads to the first floor landing. With a radiator and under-stairs-storage cupboard.

Lounge 13'5" x 13'1" (4.10 x 4.00)

Dual aspect living room with uPVC windows to the front and side with period covings, radiator and a focal fireplace with open grate fire, wooden mantel piece and cast iron fire insert with tiled cheeks.

Sitting Room 13'1" x 13'1" (4.00 x 4.00)

Versatile second reception room providing an additional sitting room or formal dining room with a serving hatch to the kitchen. With a uPVC window to the front, period covings, radiator and a tall period fireplace with open grate fire.

Kitchen Diner 9'2" x 33'3" excluding bay (2.80 x 10.15 excluding bay)

Being open plan across the rear of the property to provide a welcoming space that is the focal point of any family home, having been updated with cream fitted kitchen units with stone effect worktops and matching upstands and breakfast bar. With a built-in electric oven and gas hob with black extraction fan and matching splash back, 1.5 bowl composite sink with drainer and mixer tap,

and integrated appliances to include a fridge freezer, dishwasher and washing machine. With laminate flooring running throughout, radiator, recessed spotlights, period fireplace to the dining area and with uPVC windows to two sides include a large bay window looking down the garden.

Landing

Central landing with a spindled balustrade and a front facing uPVC window.

Bedroom One 13'1" x 13'1" (4.00 x 4.00)

Double bedroom with uPVC windows to two sides, radiator and a built-in alcove cupboard.

Bedroom Two 13'1" x 13'1" (4.00 x 4.00)

Second double bedroom with a uPVC window to the front aspect and radiator.

Bedroom Three 10'7" x 9'0" (3.25 x 2.75)

Double bedroom with a rear facing uPVC window and radiator.

Bedroom Four 10'7" x 9'2" (3.25 x 2.80)

Double bedroom with a uPVC window to the rear, radiator, loft access and housing the gas combi-boiler.

Bathroom 6'2" x 11'3" (1.90 x 3.45)

Spacious bathroom having been updated with a four piece suite comprising of a quadrant shower cubicle with mains fed shower,

bath with telephone style mixer shower, pedestal basin and WC. With tiled splash backs, laminate flooring, extraction fan, a tall towel radiator and feature arched uPVC window.

Garden

A gated side driveway provides off street parking and vehicular access onto a hard standing courtyard to the rear of the property which seats a traditional outbuilding providing external storage space. Leading on from this is a good size laid to lawn garden with pathways leading to a storage shed and a glazed summerhouse. The rear is fully enclosed to all sides and provides a secure space for children or pets and is a blank canvas for any keen gardeners.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

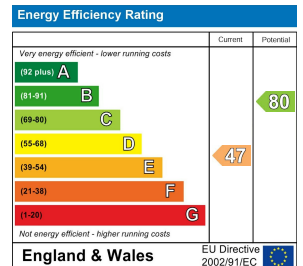


TOTAL FLOOR AREA: 1459 sq.ft. (135.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 02024



Energy Efficiency Graph

Tenure: Freehold



Council tax band B.

Services include mains gas, electric and drainage connections.

Greenshaw Lane runs from the village square, head beside Vowels Hardware store leading towards Southside where this property is near to the end on the left hand side.

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/give any representation or warranty in respect of the property.

