



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Langdale Drive

Asking Price £180,000

Keyingham, HU12 9TG



Deceptively spacious four bedroom semi-detached dormer bungalow with a long garage and driveway offering parking for multiple cars, situated at the head of this small cul-de-sac and finished to a high standard throughout offering the ideal accommodation for a growing family and ready for a new owner to move straight into. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, open plan lounge diner, rear fitted kitchen and utility room, ground floor double bedroom and bathroom, to the first floor are three further bedrooms and an ensuite. To the rear is a wrap around garden with lawn and an extensive paved patio area that catches the sun throughout the day. Call our office today to arrange a viewing of this lovely home!





Hallway

A uPVC side entrance door opens from a recessed storm porch giving access into the hallway, with stairs leading to the first floor landing, laminate flooring, radiator and a built-in cupboard.

Lounge Diner 20'11" x 15'1" (6.40 x 4.60)

L-shaped open plan room across the front of the property with two uPVC windows to the front aspect, a central fireplace housing a solid fuel stove and with two radiators.

Kitchen 15'5" x 9'6" (4.70 x 2.90)

Modern cream fitted kitchen with integrated appliances to include a fridge and dishwasher, with a high level electric double oven, separate gas hob with extraction hood and with a ceramic 1.5 bowl sink and drainer with mixer tap. With tiled splash backs and tiled effect vinyl flooring, radiator, under-stairs-storage cupboard, rear facing uPVC window and door to the conservatory.

Utility 13'5" x 7'0" (4.10 x 2.15)

Dual purpose room providing utility space and rear entrance lobby from the garden, with space and plumbing for white goods, laminate flooring, radiator and uPVC glazed windows and door.

Bathroom 6'6" x 6'2" (2.00 x 1.90)

Ground floor bathroom fitted with a white suite comprising of a P-shaped bath with shower and glass screen, vanity basin and WC. With tiled walls and tiled effect laminate flooring, radiator and uPVC window.

Bedroom Four 11'5" x 9'2" (3.50 x 2.80)

Ground floor double bedroom with two uPVC window and radiator.

Landing

Stairs lead onto the landing with a loft hatch and radiator.

Bedroom One 11'9" x 11'5" (3.60 x 3.50)

Side facing double bedroom with a uPVC window, radiator and access to the ensuite.

Ensuite 8'8" x 4'3" (2.65 x 1.30)

Ensuite bathroom fitted with a bath, basin and WC, with a uPVC window, radiator, tiled walls and tiled effect laminate flooring.

Bedroom Two 19'4" x 8'4" (5.90 x 2.55)

Front facing bedroom spanning the width of the property (was previously two bedrooms) with two uPVC windows, two radiators and a built-in cupboard housing the boiler.

Bedroom Three 11'1" x 9'0" (3.40 x 2.75)

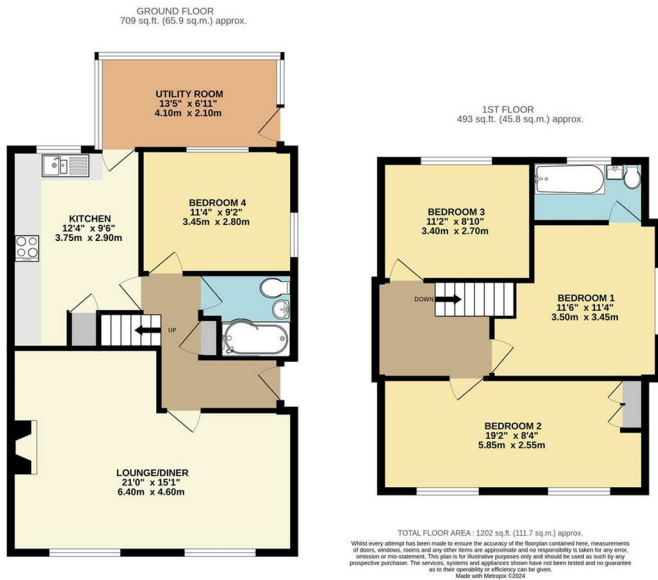
Single bedroom with a uPVC window to the rear aspect, radiator and fitted storage.

Garden

The property is accessed via a hard standing driveway and a gravelled frontage, providing off street parking and access to a long free standing garage with personal door to the rear garden. A gate opens through into a good size garden at the rear, with a large paved patio area and laid to lawn section of garden, with gravelled planted borders and enclosed by fenced and walled boundaries.

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.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band B.

The property is connected to mains drainage and mains gas.

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.

