



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Main Road,

£245,000

Skeffling, HU12 0UP



Nestled in the rural village of Skeffling, with far reaching views facing out over open fields is this delightful three bedroom semi-detached cottage, finished to a very high standard throughout that offers a perfect blend of modern living and rustic charm. The open plan ground floor layout creates a warm and inviting atmosphere and is the perfect hub for family gatherings. Outside is a generous private garden complete with a bespoke garden bar with seating area that is a fantastic spot for summer entertaining. A gated driveway provides plenty of off street parking, complete with a double garage that is heated by a log burning stove to create a comfortable workshop space that can be used all year round. This stunning property briefly comprises: rear entrance porch, modern fitted kitchen, open plan lounge diner, ground floor WC, two first floor double bedrooms, further single bedroom and a bathroom. Offering the ideal choice for any buyers looking to escape to the countryside, this property has plenty to offer and must be seen to be fully appreciated.





Porch 5'1" x 8'8" (1.55 x 2.65)

a uPVC door opens from the rear garden into the porch with tiled flooring and French doors opening into the kitchen.

Kitchen 14'5" x 19'0" max (4.40 x 5.80 max)

Modern wooden fitted kitchen units with granite effect worktops and matching upstands, housing a high level electric double oven, electric hob and extraction hood with black glass splashback, black composite sink and drainer with mixer tap, plumbing for a washing machine and space for an American style fridge freezer. With tiled flooring throughout, radiator, two side facing uPVC windows and a velux window.

Lounge Diner 11'11" x 21'11" (3.65 x 6.70)

Spacious living room, open plan to the kitchen, with two front facing uPVC windows facing onto fields, a hardwood door, laminate flooring, radiator and a central fireplace with wooden mantel piece and a stove effect gas fire set on a tiled hearth.

Hall 6'4" x 8'0" (1.95 x 2.45)

Central hallway with stairs rising and turning to the first floor landing, with tiled flooring, radiator and a gas fired boiler concealed in a cupboard.

WC 6'4" x 5'2" (1.95 x 1.60)

Ground floor WC with fitted storage units to one wall, with a sink, close coupled WC, tiled flooring, radiator and a rear facing uPVC window.

Landing

Stairs rise to the first floor landing with a wooden balustrade, velux window and laminate flooring.

Bedroom One 12'5" x 10'9" (3.80 x 3.30)

Double bedroom with a uPVC window to the front aspect overlooking fields and a radiator.

Bedroom Two 12'5" x 10'5" (3.80 x 3.20)

Second front facing double bedroom facing out onto fields, with a radiator and a traditional fireplace with cast iron insert.

Bedroom Three 6'2" x 7'6" (1.9 x 2.30)

Single bedroom with a side facing uPVC window, radiator and wooden flooring.

Bathroom 6'4" x 5'2" (1.95 x 1.60)

Fitted with a three piece bathroom suite comprising of a bath with mixer shower and central taps, vanity basin and close coupled WC. With marble effect tiled walls, cushioned vinyl flooring, towel radiator and velux window.

Garden & Garage 16 x 20 (4.88m x 6.10m)

Five bar gates open onto a gravelled driveway providing off street parking for multiple cars and providing access to a detached double garage (16ft x 20ft) with power laid on providing a useful workspace that is heated by a log burning stove. Access continues beside the garage offering further parking space to easily seat a

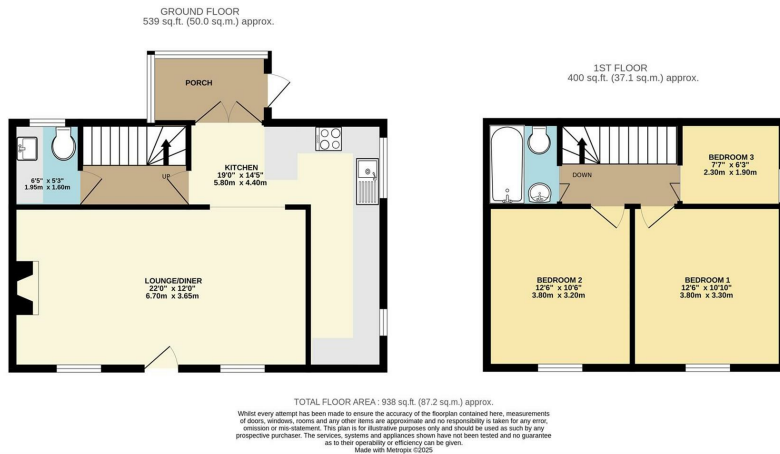
caravan/trailer etc and behind the garage is a useful storage shed and further outdoor camping toilet with basin. A laid to lawn section of garden with greenhouse and raised beds continues through into the rear garden via a gate.

To the rear is a fully enclosed laid to lawn garden with planted borders and fenced boundaries, with a large paved patio area, timber shed and a raised decked seating area under a Pergola which leads onto a bespoke garden bar with wooden internal cladding and power laid on.

Agent Note

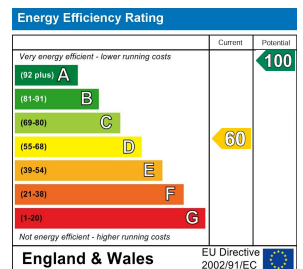
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please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

The property and garage are alarmed and there is CCTV in place. The property is on a septic tank, this is located in the neighbours garden and is shared with shared responsibility towards maintenance/emptying.



Energy Efficiency Graph

tenure: Freehold



Council tax band A.

The property is connected to mains gas and drainage is by way of a shared septic tank with the neighbouring property.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.