



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Kiama Ottringham Road

£235,000

Keyingham, HU12 9RX



DETACHED THREE BEDROOM BUNGALOW WITH LARGE GARDEN & DOUBLE GARAGE!

Offered to the market with the benefit of vacant possession and no chain involved is this deceptively sized true bungalow, situated within a generous plot with plenty of off street parking provided by a long driveway and detached double garage, although the property would benefit from some cosmetic updating it has been priced to reflect this and offers great potential for any buyer looking for somewhere they can do up room by room to their own tastes. With uPVC glazing and gas central heating in place the accommodation comprises: porch, hallway, three bedrooms, en-suite shower, bathroom, spacious lounge, kitchen, rear utility room and conservatory, with wrap around gardens externally, a private driveway and useful storage sheds to complement the double garage for further storage space. Providing a great option for any buyer looking for a detached property in this well regarded village at a lower price point, available to view now via appointment, call our office to arrange this.





Porch/Hallway

A uPVC door opens to an internal porch which leads through to the hallway with a side facing uPVC window, loft access and radiator.

Lounge 22'11" x 11'11" excl bay (7.00 x 3.65 excl bay)

Spacious living room with a uPVC bay window to the front and a further uPVC window to the side aspect, with two ceiling fans, two radiators and a stone fireplace with gas fire.

Kitchen 12'9" x 11'11" (3.90 x 3.65)

Good size kitchen fitted with a range of dark wooden base and wall units incorporating a peninsula breakfast bar and fitted with a 1.5 bowl sink and drainer with mixer tap, with space for a free standing cooker with extraction hood, plumbing for a dishwasher, tiled splash backs, side facing uPVC window and two internal windows and a glazed door leading through to a tiled rear entrance lobby leading to the utility, conservatory and with a uPVC door to the driveway.

Utility 6'0" x 10'4" (1.85 x 3.15)

Useful utility space with plumbing for a washing machine, tiled flooring, uPVC side facing window and a further internal window to the conservatory.

Conservatory 9'8" x 12'11" (2.95 x 3.95)

Lean-to conservatory under a polycarbonate room with uPVC glazing, tiled flooring and two radiators.

Bathroom 7'4" x 5'10" (2.25 x 1.80)

Brown three piece bathroom suite comprising of a bath with electric shower, pedestal basin and close coupled WC, with tiled walls and tiled flooring, radiator and uPVC window.

Bedroom One 13'1" x 11'11" (4.00 x 3.65)

En-suite double bedroom with a front facing uPVC window, radiator and fitted bedroom furniture.

En-Suite 5'1" x 5'10" (1.55 x 1.80)

Comprising of a shower cubicle with electric shower, pedestal basin and a close coupled WC, with tiled walls, vinyl flooring and a uPVC window.

Bedroom Two 13'1" x 11'1" max (4.00 x 3.40 max)

With a rear facing uPVC window and radiator.

Bedroom Three 7'2" x 11'11" (2.20 x 3.65)

With a rear facing uPVC window and radiator.

Garden & Garage

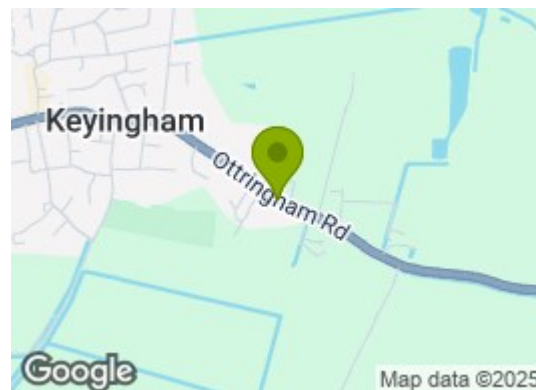
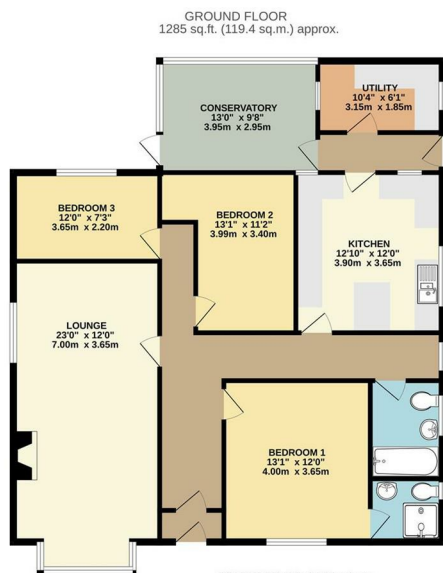
The property occupies a deceptively sized plot comprising of wrap around laid to lawn gardens, screened from the roadside via a mature hedge for privacy and with mature plants, with a private gated block paved driveway offering parking for multiple cars, this continues beside the property through to a brick built double garage at the rear with adjoining lean-to store and continuing to the rear is a further storage shed and a paved patio area.

Agent Note

Parking: off street parking is available with this property.

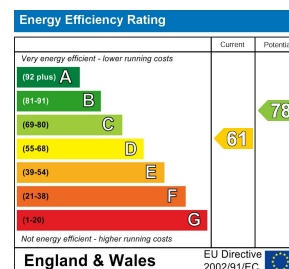
Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



Council tax band D.

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

