



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 16 Ings Lane

Asking Price £127,000

Pattrington, HU12 0ND



Pleasant two bedroom end terrace cottage tucked away within a short walk of the market square in this popular village, finished to a modern standard with a contemporary grey gloss fitted kitchen with open plan dining area, modern bathroom suite and with the added benefit of a first floor WC, this charming cottage offers a great opportunity for any buyer looking for a property without work and would make a great holiday cottage for anyone wanting to invest in this sought after village or first time buyer home. With uPVC glazing and gas central heating in place the accommodation comprises: lounge, dining room with open plan fitted kitchen, ground floor bathroom, two first floor double bedrooms and WC, to the rear is a deceptively long garden with elevated decked patio area the catch the sun. Contact us today to arrange an appointment to view!







**Lounge 10'11" x 11'7" (3.35 x 3.55)**

A uPVC front entrance door open into the lounge with a uPVC front facing window, radiator, laminate flooring and a decorative fireplace. Access leads through into an inner hallway with space for shoes/coats, stairs to the first floor and access continues through to the dining room.

**Dining Room 11'1" x 12'9" (3.40 x 3.90)**

Good size second reception room, open plan to the kitchen, with a useful under-stairs-storage cupboard, radiator and laminate flooring.

**Kitchen 6'6" x 10'9" (2.00 x 3.30)**

Contemporary grey gloss kitchen units with complementing work surfaces and tiled splash backs, fitted with a high level electric oven, electric hob with black glass extraction hood, stainless steel sink and drainer unit with mixer tap and space for a vertical fridge freezer. Spotlights to the ceiling, skylight, laminate

flooring, uPVC rear facing window and a rear entrance lobby with uPVC external door and a utility cupboard housing the gas combi-boiler and providing plumbing for a washing machine.

**Bathroom 6'6" x 4'11" (2.00 x 1.50)**

Ground floor bathroom fitted with a white three piece suite comprising a panelled bath and mains fed shower above, white gloss vanity unit housing the basin and a concealed cistern WC. With wet wall panelled splash backs, vinyl flooring, towel radiator and obscured glass uPVC window.

**Bedroom One 12'9" x 10'9" (3.90 x 3.30)**

Front facing double bedroom with a uPVC window, radiator and laminate flooring.

**Bedroom Two 9'6" x 10'11" (2.90 x 3.35)**

Rear facing double bedroom with uPVC window, radiator and a built-in cupboard.

**WC 7'6" x 2'11" (2.30 x 0.90)**

First floor WC with a basin, extraction fan and laminate flooring.

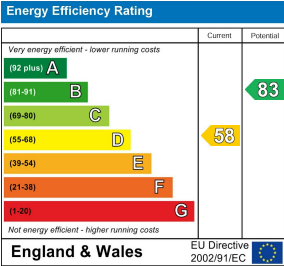
**Garden**

To the rear of the property is a good size and fully enclosed rear garden, mostly laid to lawn with a gravelled area for pot plants with storage shed and at the far end of the garden is an elevated decked patio area to catch the sun. Enclosed by fenced and walled boundaries with a gate to an alleyway running behind the neighbouring properties leading back to the roadside for rear access.



**Energy Efficiency Graph**

**Tenure: Freehold**



Services include mains gas, electric and drainage connections.

Council tax band A.

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.

