



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Rettary Cottages,

£175,950

Winestead Lane Patrington, HU12 0NG



Tucked away on the edge of the village near the former railway line is this delightful mid-terrace period cottage, with two inviting reception rooms, and three bedrooms, this home provides ample living space for a small family, couple or anyone seeking a holiday home/let in this semi-remote location set in this desirable village.

One of the standout features of this property is its generously sized garden, offering the perfect space for children to play, outdoor activities or simply enjoying the fresh air. A gated driveway provides ample off street parking whilst a garage and further outbuilding provide valuable storage options, catering to all your practical needs.

This lovely home is not just a property; it is a lifestyle choice, offering a peaceful retreat in a picturesque setting. Whether you are looking to settle down or invest, this cottage presents a wonderful opportunity to embrace the tranquillity of village life while still being within reach of local amenities. With vacant possession and no chain involved, you can move in without delay and start making this charming cottage your own. Don't miss the chance to view this splendid cottage and envision the possibilities it holds for you and your family.





Entering via the front entrance door is a tiled hallway with a useful built-in storage cupboard for shoes/coats, access leads into lounge with a central fireplace and open plan layout to the rear dining room where a doorway gives access to the stairs and access leads through to the kitchen. With the kitchen having been fitted with neutral white units, with a built-in oven and gas hob, a door opens out to the rear and access leads off to a tiled ground floor shower room with white suite. To the first floor are three bedrooms, with bedroom one benefitting from fitted wardrobes.

To the rear is a south facing rear paved courtyard, with a pedestrian right of way at the rear for this and the neighbouring property for rear access. Located directly opposite the property is the main garden for this home, deceptive in size with mature hedged boundaries and metal vehicle gates leading to a gravelled driveway for off street parking.

Situated in the garden is a pre-fab garage, wooden summerhouse, greenhouse and an additional storage shed at the very bottom of the garden.

Hallway

Lounge 12'9" x 15'3" (3.90 x 4.65)

Dining Room 10'9" x 15'3" (3.30 x 4.65)

Kitchen 10'4" x 8'0" (3.15 x 2.45)

Shower Room 5'4" x 8'0" (1.65 x 2.45)

Landing

Bedroom One 15'3" x 10'11" (4.65 x 3.35)

Bedroom Two 13'1" x 10'2" (4.00 x 3.10)

Bedroom Three 9'8" x 8'2" (2.95 x 2.50)

Garden

Agent Note

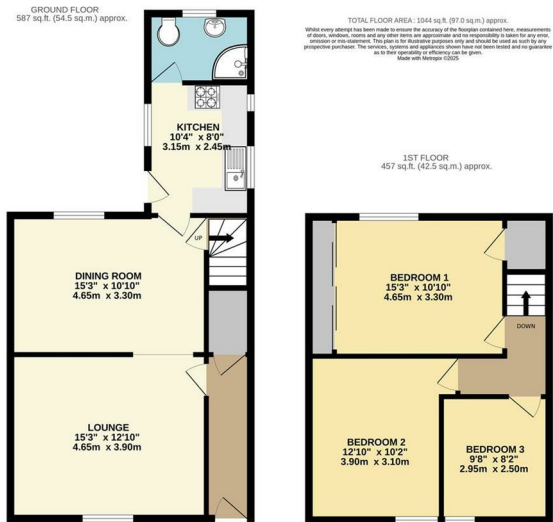
Parking: off street parking is available with this property.

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.

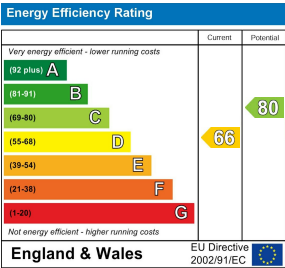
Council tax band A.

The property is connected to mains gas and drainage is via a septic tank.



Energy Efficiency Graph

Tenure: Freehold



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.