



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Egroms Lane

Asking Price £159,999

Withernsea, HU19 2LZ



Set on the sought after area of Egroms Lane, overlooking the town's golf course, this spacious semi-detached bungalow benefits from the addition of large front and rear dormers, creating three good size bedrooms and a first floor shower room, along with two ground floor reception rooms and a bathroom, offering plenty of living space for those looking to take the next step up the property ladder in this desirable area.

For those with vehicles, the property benefits from a private gated driveway for off street parking, along with a garage and a carport, ensuring that you will never be short of space. The generous garden enhances the appeal of the home, creating a relaxing space to unwind and is fully enclosed making it ideal for pets.

With solar panels in place and heating/hot water via an air source heat pump, this home has plenty of green credentials for the environmentally conscious.

This property is offered with chain-free vacant possession, allowing for a smooth and straightforward purchase process. Whether you are looking to downsize, invest, or move up the property ladder, this is a wonderful opportunity not to be missed. With its desirable location and ample amenities, it is sure to attract interest from a variety of buyers. Come and experience the charm of Withernsea living in this lovely bungalow.





A gated driveway provides off street parking and vehicle access to the rear garage and lean-to car port. A laid to lawn walled front garden faces the golf course and access leads round to the rear via a gate, with the rear garden being laid to lawn with raised sleeper borders with planting and a paved patio area at the end of the garden which catches the sun throughout the day. A wooden shed provides useful storage space and there is a door from the garden opening to the garage.

A recessed storm porch provides access into a good size kitchen, with a range of wooden fronted units and dual aspect windows that provide plenty of natural lighting. Access continues to a central hallway with a rear lobby that opens to the rear garden as has stairs to the first floor landing. A rear facing second reception room (optional fourth bedroom) provides useful dining space and has double doors creating an open plan layout to a

spacious living room. A bathroom with a white three piece bathroom suite completes the ground floor.

To the first floor is a shower room with a large walk-in shower and there are three double bedrooms, each with built-in wardrobes for useful storage space, with the front bedrooms overlooking the golf course.

Kitchen 15'7" x 8'6" (4.75 x 2.60)

Lounge 18'8" x 10'11" (5.70 x 3.35)

Dining Room 11'11" x 10'0" (3.65 x 3.05)

Bathroom 6'8" x 5'4" (2.05 x 1.65)

Rear Hallway 8'0" x 9'6" (2.45 x 2.90)

Bedroom One 11'9" x 9'6" (3.60 x 2.90)

Bedroom Two 12'1" x 9'0" (3.70 x 2.75)

Bedroom Three 9'10" x 9'6" (3.00 x 2.90)

Shower Room 7'2" x 6'2" (2.20 x 1.90)

Garden & Garage

Agent Note

Parking: off street parking is available with this property.

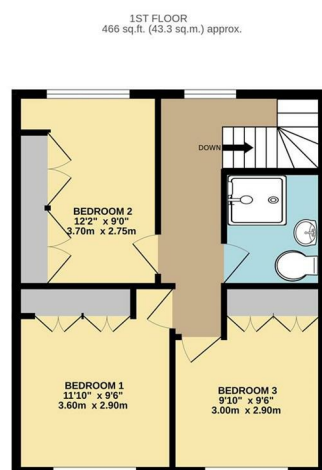
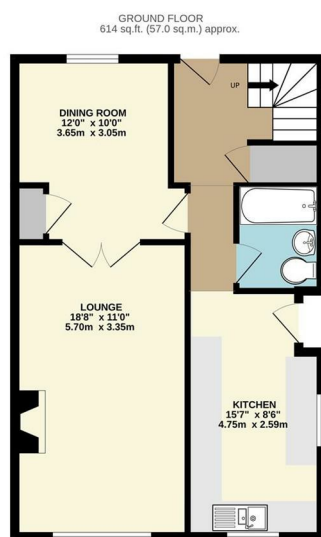
Heating & Hot Water: both are provided by an air source heat pump.

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

Council tax band B.

Services include mains electric and mains drainage connections.

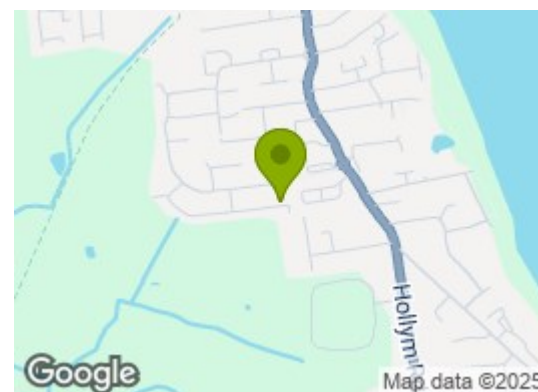
The property has solar panels in place.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

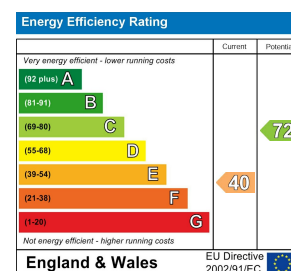
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph

Tenure: Freehold



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