



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Middle Cottage Station Road

£130,000

Keyingham, HU12 9SZ



This charming two-bedroom cottage is brimming with character, featuring exposed beams, traditional latch doors, and a cosy solid fuel stove in the lounge — all combining to create the perfect village retreat. Whether you're a first-time buyer, downsizer, or seeking a low-maintenance holiday home, this delightful property ticks all the boxes.

Finished to a high standard throughout, the cottage offers neutral décor, a modern fitted kitchen, and a stylish shower room, making it ready for immediate occupation.

Outside, the west-facing rear garden has been gravelled for ease of maintenance and provides a private space to relax and enjoy the afternoon sun. A hot tub is also available via separate negotiation, adding a touch of luxury if desired.

A characterful home with modern comforts — early viewing is strongly recommended.





The front entrance opens into a handy lobby with a built-in cupboard, ideal for coats and shoes, before leading into a spacious lounge where a solid fuel stove and exposed ceiling beams create a cosy, characterful setting. To the rear, a fitted kitchen spans the full width of the property, finished with cream shaker-style units, butcher's block worktops, tiled flooring, and an integrated fridge freezer, with space for additional appliances.

From here, access leads out to the west-facing garden, gravelled for ease of maintenance and featuring a pond, storage shed, and a paved patio area currently seating a hot tub (available separately). The garden is fully enclosed with fenced boundaries and a gate providing right of way to the roadside.

A ledge-and-brace door from the kitchen opens to the staircase, rising to the first floor where a modern fully tiled shower room includes a large

walk-in cubicle with dual shower head. Two double bedrooms complete the accommodation, one of which benefits from a range of fitted wardrobes.

Entrance Lobby

Lounge 14'9" x 12'1" (4.50 x 3.70)

Kitchen 8'2" x 14'9" (2.50 x 4.50)

Landing

Bedroom One 14'9" x 12'1" max (4.50 x 3.70 max)

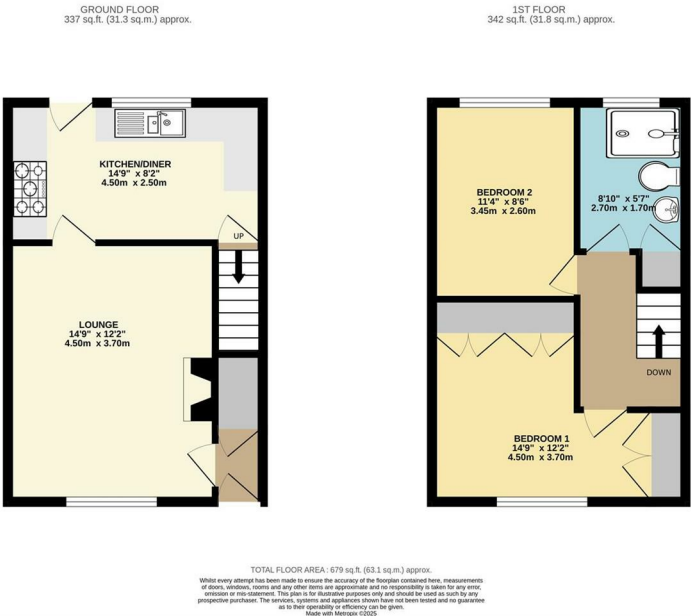
Bedroom Two 11'3" x 8'6" (3.45 x 2.60)

Shower Room 8'10" x 5'6" (2.70 x 1.70)

Garden

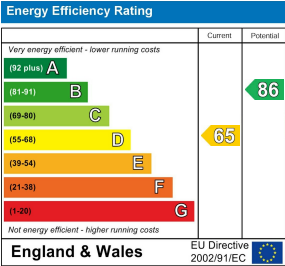
Agent Note

Parking: on street parking
 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 mains drainage.
 There is a right of way across the rear of this property.



Energy Efficiency Graph

Tenure: Freehold



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