



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Ingleborough House

Asking Price £268,000

Humber Lane Welwick, HU12 0SA



Very well presented five bedroom detached property overlooking fields to the rear and finished to a very high standard throughout, situated in this rural village, this deceptive property offer spacious accommodation across two floors that must be viewed to be fully appreciated. With uPVC double glazing throughout and oil fired heating the accommodation comprises: entrance hallway, ground floor WC, ground floor bedroom/study, dual aspect lounge with log burner, open plan dining area, modern fitted kitchen and rear utility space, to the first floor are four good size bedrooms, one ensuite and a family bathroom. Externally is a gravelled driveway providing parking for multiple cars, an integral garage and laid to lawn gardens to the front and rear with a pleasant summerhouse, sunken patio area and further side garden with vegetable plots. Call our office today to arrange a viewing and see all this home has to offer!





Entrance Hall

A uPVC front door leads into the entrance hall with stairs rising to the first floor landing with space below for shoes/coats, radiator and laminate flooring.

Lounge 22'11" x 12'1" (7.00m x 3.70m)

Front to back living room with a uPVC window to the front aspect and further uPVC window to the rear overlooking the garden with uPVC door. Central log burning stove set in a feature exposed brick fireplace. Laminate flooring, radiator and open plan to the dining room.

Dining Room 9'10" x 8'6" (3.00m x 2.60m)

An open archway lead from the lounge to this useful dining space, with access continuing through to the kitchen, uPVC French doors opening to the rear garden, laminate flooring, radiator and decorative wall panelling housing a corner cupboard.

Kitchen 12'9" x 9'2" (3.90m x 2.80m)

The kitchen is fitted with modern gloss units with contrasting black worktops housing a integrated dishwasher, built-in oven, electric hob with extraction fan and a high level fitted microwave. With a stainless steel 1.5 bowl sink and drainer with mixer tap, tiled flooring, plinth heater, side facing uPVC window and double doors opening to the rear utility space.

Utility 10'2" x 5'10" (3.10m x 1.80m)

Glazed double doors open into a utility area with fitted units to one

wall with plumbing for a washing machine, tiled flooring, rear facing uPVC window and a door out to the rear garden.

Bedroom 5/Study 9'6" x 8'10" (2.90m x 2.70m)

A multi-purpose room currently used as a craft room but offering ideal space for a study, playroom or ground floor bedroom if required, with a front facing uPVC window, radiator and a built-in cupboard housing the oil fired boiler.

WC 5'6" x 2'7" (1.70m x 0.80m)

A ground floor WC consisting of toilet and basin with a uPVC window.

Bedroom One 17'4" x 12'1" (5.30m x 3.70m)

Double bedroom with fitted wardrobes to one wall, radiator and a rear facing uPVC window.

Ensuite 5'6" x 6'0" (1.70 x 1.85)

White suite comprising of a quadrant shower cubicle with electric shower, pedestal basin and WC. With tiled splash backs, vinyl flooring, radiator and uPVC window.

Bedroom Two 12'5" x 8'6" (3.80m x 2.60m)

With a uPVC window, radiator and walk-in wardrobe.

Bedroom Three 9'10" x 8'10" (3.00m x 2.70m)

With a uPVC window overlooking the rear garden, radiator and a storage cupboard housing the water tank and central heating controls.

Bedroom Four 11'11" x 8'8" (3.65m x 2.65m)

With radiator, part sloping ceiling with two skylights and access to the eaves storage space that runs the length of the property (also accessible via bedrooms one & two).

Bathroom 11'5" x 5'6" (3.50m x 1.70m)

White bathroom suite comprising of a bath with electric shower, low level WC and a large vanity unit with basin and storage cupboards. With wood effect vinyl flooring, tiled walls, radiator and a uPVC window.

Garage

Integral garage with an up and over vehicular door and pedestrian door with window to the rear.

Garden

The property occupies a large plot and is accessed via a gravelled driveway leading to the garage and providing off street parking for multiple cars. A laid to lawn front garden wraps around the side of the property where there is an area seating a greenhouse with raised vegetable plots. Continuing to the rear is an extensive paved patio area which steps up onto a laid to lawn garden with a pleasant summerhouse, fruit trees, log store and useful storage shed. Enclosed by fenced boundaries and overlooking fields to the rear.

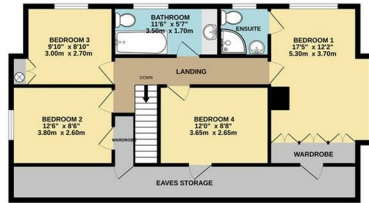
Agent Note

Parking: off street parking is available with this property

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



FIRST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1773 sq.ft. (164.8 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, ceilings and walls are given for information only and should not be relied upon for any legal purpose. The plan is for information only and should not be relied upon for any legal purpose. The plan is for information only and should not be relied upon for any legal purpose. The plan is for information only and should not be relied upon for any legal purpose. The plan is for information only and should not be relied upon for any legal purpose.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	64
		EU Directive 2002/91/EC	

Council tax band C.

Drainage is by way of a septic tank and heating/hot water is fuelled by an oil tank.

Welwick is a small village between Patrington and Easington on the B1445. As you enter the village of Welwick continue through the traffic lights, past the Church, then take a right down Humber lane, where this property is one of the first on the left hand side.

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.

