

I Lawson Court, Cottingham, LE16 8XR



£725,000

A substantial and unique detached family home cleverly designed over three floors, with the living accommodation on the first floor, in order to take full advantage of the delightful open views. Internally the property has been beautifully presented with modern fittings and wide open spaces.

On the ground floor there are four double bedrooms, large en-suite, dressing room, study and family bathroom.

The first floor has a 23'5" x 16'10" bespoke fitted kitchen/family room, conservatory, main lounge with Inglenook style fireplace, large sunny balcony with open views, annexe double bedroom or second reception room, further small kitchen and shower room.

There are also delightful terraced gardens, parking for two/three cars, a double garage and workshop/store.

Service without compromise

Entrance Hall 10'9" x 5'10" (3.28m x 1.78m)



Accessed via opaque double glazed front door. Solid oak flooring. Opaque double glazed window. Doors to rooms.

Kitchen / Family Room 23'5" x 16'10" (7.14m x 5.13m)



Top of the range high gloss fronted fitted kitchen with a range of base and wall units and quartz work surfaces. Fitted appliances include full height fridge and freezer, three Neff ovens to include a steam and microwave, automatic dishwasher, five ring gas hob and extractor hood. Large fitted quartz topped island with inset sink and moulded drainer, and breakfast bar with instant hot tap. Porcelain tiled flooring with under floor heating. Feature timber and wrought iron staircase leading down to the bedroom accommodation. Feature slate tiled wall. Opaque double glazed window to the side. Trifold double glazed doors to the conservatory. Bifold double glazed doors to the balcony. Access to loft space and door to lounge.

(Kitchen / Family Room Photo Two)



(Kitchen Area Photo)



(Dining Area Photo)



Conservatory 17'1" x 9'9" (5.21m x 2.97m)



Upvc double glazed conservatory boasting distant open views over open countryside. Double glazed French doors to the balcony.

Lounge 15'1" x 16'8" (4.60m x 5.08m)



Double glazed French doors opening out to the front and double glazed bifold doors to the rear balcony. High pitched ceiling with inset downlighters. Inglenook style fireplace incorporating cast iron log burning stove. Exposed wall timbers. Underfloor heating.

(Lounge Photo Two)



Balcony



Large outside balcony/patio area enclosed by brick and wrought iron wall and with open rural outlook. Both balcony's house plenty of external sockets.

Annexe Bedroom 18'3" x 10'4" (5.56m x 3.15m)



Double glazed dual aspect windows. Oak flooring with under floor heating. Television point. Under stairs storage cupboard. Staircase leading up to the double garage and a further WC. Door to hall and door to:-

(Annexe Bedroom Photo Two)



Annexe Kitchen 9'10" x 6'6" (3.00m x 1.98m)



Modern range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted automatic dishwasher and under counter fridge. Fitted oven and four ring gas hob. Single sink and drainer. Opaque double glazed door leading out to the side access. Extractor fan.

Shower Room



Double shower cubicle with 'Rain' shower fitment. Wash hand basin. Low level WC. Travertine tiled floor and walls. Under floor heating. Opaque double glazed window.

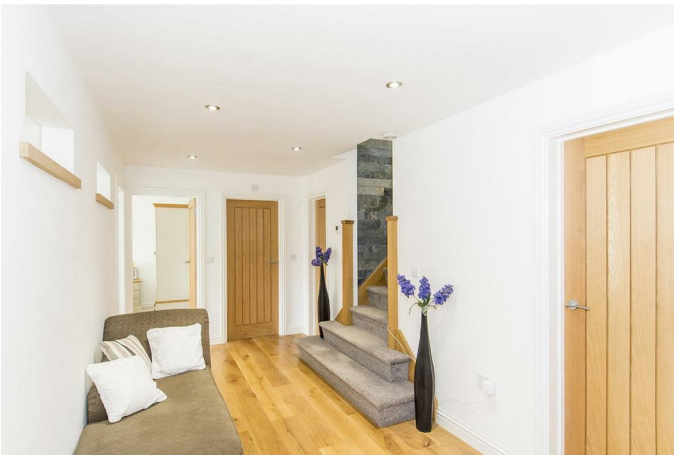
(Shower Room Photo Two)



Bedroom One 14'7" x 10'11" (4.45m x 3.33m)



Ground Floor Landing



Oak flooring. Doors to rooms.

Double glazed French doors opening out to the rear garden. Radiator. Television point. Inset down lighters. Door to:-

(Bedroom One Photo Two)



En-Suite 10'10" x 10'8" (3.30m x 3.25m)



Double shower cubicle with 'Rain' shower fitment. 'His & Hers' wash hand basins. Low level WC. Travertine tiled floor and walls. Under floor heating. Heated towel rail. Opaque double glazed window. Extractor fan.

(En-Suite Photo Two)



Bedroom Two 14'6" x 10'5" (4.42m x 3.18m)



Double glazed French doors leading out to the rear garden. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 11'2" x 8'0" (3.40m x 2.44m)



Double glazed window with open rural views to the rear. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 11'4" x 8'0" (3.45m x 2.44m)



Double glazed window with views to the rear. Radiator.

(Bedroom Four Photo Two)



Study 7'0" x 6'0" (2.13m x 1.83m)



Oak flooring and under stairs storage space. Extractor fan.

Dressing Room 6'9" x 4'6" (2.06m x 1.37m)

Oak flooring. Under floor heating.

Bathroom 11'5" x 10'7" (3.48m x 3.23m)



Large spa bath. Wash hand basin. Low level WC. Heated towel rail. Travertine tiled floor and walls. Under floor heating. Extractor fan.

(Bathroom Photo Two)



Outside Front

The property is approached by a shared access to tarmacked parking in front of the garage for two cars. There are steps down either side of the property to the front terraced gardens and further central stepped access down to the front patio.

There is a front paved patio area with access to an outside utility housing the gas fired central heating boiler, hot water tank and plumbing for automatic washing

machine. There is also open access to a workshop/store 13'8" x 9'5", also with potential roof top single car parking.

(View to Front)



Rear Garden



The rear garden is divided into two terraces with wide stepped access either side of the house to the front.

At the time of preparing these details the top terrace had been prepared to be laid to patio with a brick retaining wall. The lower terrace is laid mainly to lawn with raised flower beds and a brick and wrought iron retaining wall.



(Rear Aspect Photo)



Double Garage 18'4" x 15'3" (5.59m x 4.65m)

Two up and over doors. Power and lighting. Door to stairs leading down to the annexe bedroom.

Additional Comments

External lighting, taps and wired smoke alarms to all three levels.

Floor Plan

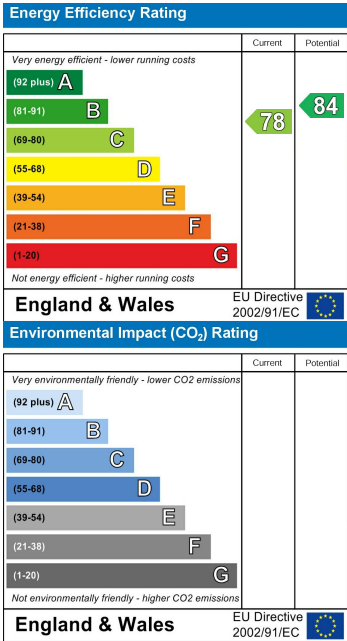


Total area: approx. 249.0 sq. metres (2680.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise