



**19**  
**Wintringham | Elloughton | HU15 1SL**

**£470,000**

# 19 Wintringham, Elloughton, HU15 1SL

*Offered with no onward chain, this impressive six bedroom detached executive home occupies a prime corner position within a select cul-de-sac of similar properties. Extended and thoughtfully reconfigured over the years, the property now offers an exceptional range of versatile, family-sized accommodation.*

*The ground floor centres around a superb open plan dining kitchen, complete with island and integrated appliances, creating a sociable heart to the home. This flows seamlessly into a spacious lounge and a delightful garden room, while a welcoming entrance hallway and cloakroom/WC complete the layout.*

*To the first floor are four well-proportioned and adaptable bedrooms. The primary bedroom and bedroom two share a Jack & Jill bathroom, whilst bedrooms three and four interconnect, offering excellent flexibility, ideal for use as a dressing room or study if desired, alongside the family bathroom.*

*The second floor provides two further generous double bedrooms and a separate WC, creating an ideal space for teenagers or guests. Externally, the property benefits from ample parking to a block paved driveway, an integral garage and a south-westerly rear garden, perfect for enjoying afternoon and evening sun.*



# Key Features

- NO ONWARD CHAIN
- Executive Detached Home
- 6 Generous Bedrooms
- Extended Ground Floor Accommodation
- Fabulous Open Plan Dining Kitchen With Appliances
- Superb Garden Room With Underfloor Heating
- Versatile Bedroom Arrangement
- South Westerly Rear Garden
- Extensive Driveway Parking & Garage
- EPC = C / Council Tax = E



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## THE OWNERS VIEW

We chose this home because of its tucked-away position at the end of the cul-de-sac, no passing traffic, just the occasional friendly visitor, and because it simply felt right for us as a family. The rooms are noticeably more generous than many newer houses, and the layout worked brilliantly, especially with the extra top floor. When our boys were teenagers, having two equal-sized rooms up there gave them their own space (and stopped any arguments over who had the bigger bedroom!). We also loved the way the downstairs flowed, particularly the large kitchen and dining area where so much of family life naturally centred.

Over time, we've put a lot of ourselves into the house. We created a new en-suite and dressing area, updated the bathrooms, added a WC on the top floor, and completely transformed the conservatory so it could be enjoyed all year round with its insulated roof and underfloor heating. The garden became our favourite spot, redesigned with separate seating and dining areas under the pergola, perfect for long summer evenings with friends, a drink in hand and the silver birches gently moving in the breeze. It's been a happy, sociable home in a genuinely lovely neighbourhood, and we'll especially miss the peace and our wonderful neighbours.

## ACCOMMODATION

The spacious family sized accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor having storage beneath. There is further access to the internal accommodation.

#### CLOAKROOM/WC

Fitted with a modern two piece suite comprising push button WC and a wall hung wash basin with mixer tap and splashback. There is a window to the side elevation and an internal door leading to the garage.

#### LOUNGE

A spacious front facing reception room with a large bay window, a feature fireplace housing a coal effect gas fire within an oak surround and having marble hearth and backplate. There are sliding doors opening to the dining kitchen.

#### OPEN PLAN DINING KITCHEN

##### KITCHEN

The kitchen is fitted with a comprehensive range of cream gloss wall and base units which are mounted with contrasting worksurfaces with matching upstands. A double ceramic sink unit with professional mixer tap sits beneath a window to the rear, a range of integral appliances include two ovens, microwave and warming drawer, 5 ring ceramic hood beneath a stylish extractor hood, fridge freezer, wine cooler and a washer dryer. A matching island includes a stainless steel sink unit with mixer tap, integrated dishwasher and breakfast bar. There are Velux windows allowing natural light, under cabinet lighting and French doors leading to the rear garden.

##### DINING ROOM

Open plan from the kitchen, with ample space for a dining table and chairs. There is access from the lounge and double folding doors open to:

##### GARDEN ROOM

Enjoying views across the rear garden. The garden room is of brick and uPVC construction with an insulated roof and tiled flooring with underfloor heating. French doors lead to the garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a staircase leading to the second floor.

#### BEDROOM 1

A double bedroom with a window to the front elevation and access to:

##### JACK & JILL EN-SUITE

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a folding glazed screen and a thermostatic shower over. There is decorative waterproof wall coating, underfloor heating and a window to the side elevation.

##### BEDROOM 2

A double bedroom with a window to the rear. Having access to the Jack & Jill en-suite, it would make an ideal dressing room for the primary bedroom.

##### BEDROOM 3

A second double bedroom with a window to the front elevation.

##### BEDROOM 4

A good sized fourth bedroom with a window to the rear elevation. An adjoining door to bedroom 3 makes this an ideal dressing room or separate bedroom.

#### BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a folding glazed screen and mixer shower over. There is splashback tiling, a tiled floor, heated towel rail and a window to the rear elevation.

### SECOND FLOOR

#### LANDING

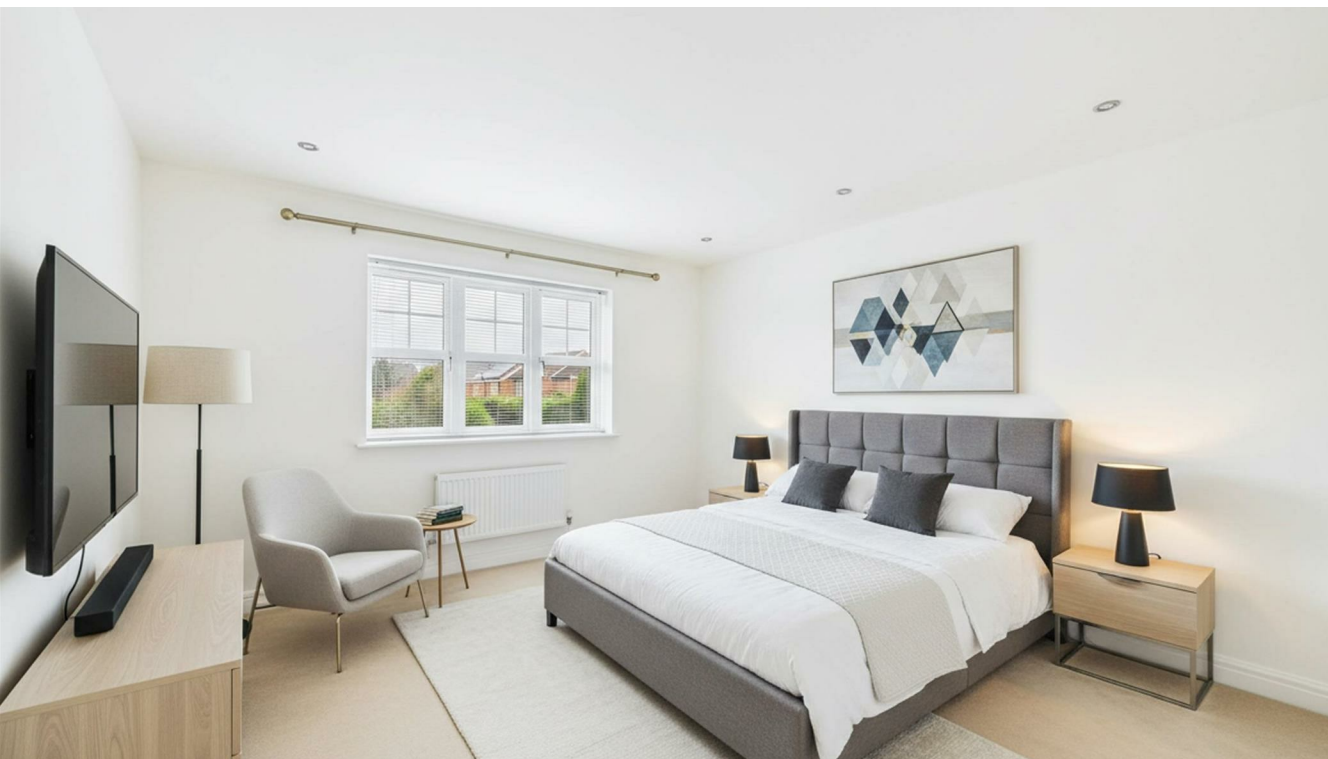
With access to the accommodation at first floor level. There is a Velux window allowing natural light.











#### WC

Fitted with a two piece suite comprising WC and wall hung wash basin. There is half height wall tiling, a tiled floor and a Velux window.

#### BEDROOM 5

A double bedroom with a vaulted ceiling, Velux window and a further window to the side elevation. There is access to eaves storage.

#### BEDROOM 6

A further double bedroom which would make an ideal games room. There is a vaulted ceiling with a Velux window, window to the side elevation and custom made storage.

#### OUTSIDE

##### FRONT

To the front of the property there is an extensive block paved driveway which allows parking for several vehicles. There is a small area of artificial turf and decorative borders with mature planting.

##### REAR

The attractive rear garden enjoys a south westerly aspect and features two patio areas, one sitting beneath a pergola. There is artificial turf, decorative planting to the borders and timber fencing.

#### GARAGE

The integral garage features an electric up and over door, light and power. There is a wall mounted boiler and internal access from the cloakroom.

#### GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings to be included in the sale.

#### TENURE

We understand that the property is Freehold.

#### VIEWINGS.

Strictly by appointment with the sole agents.

#### AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

#### MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

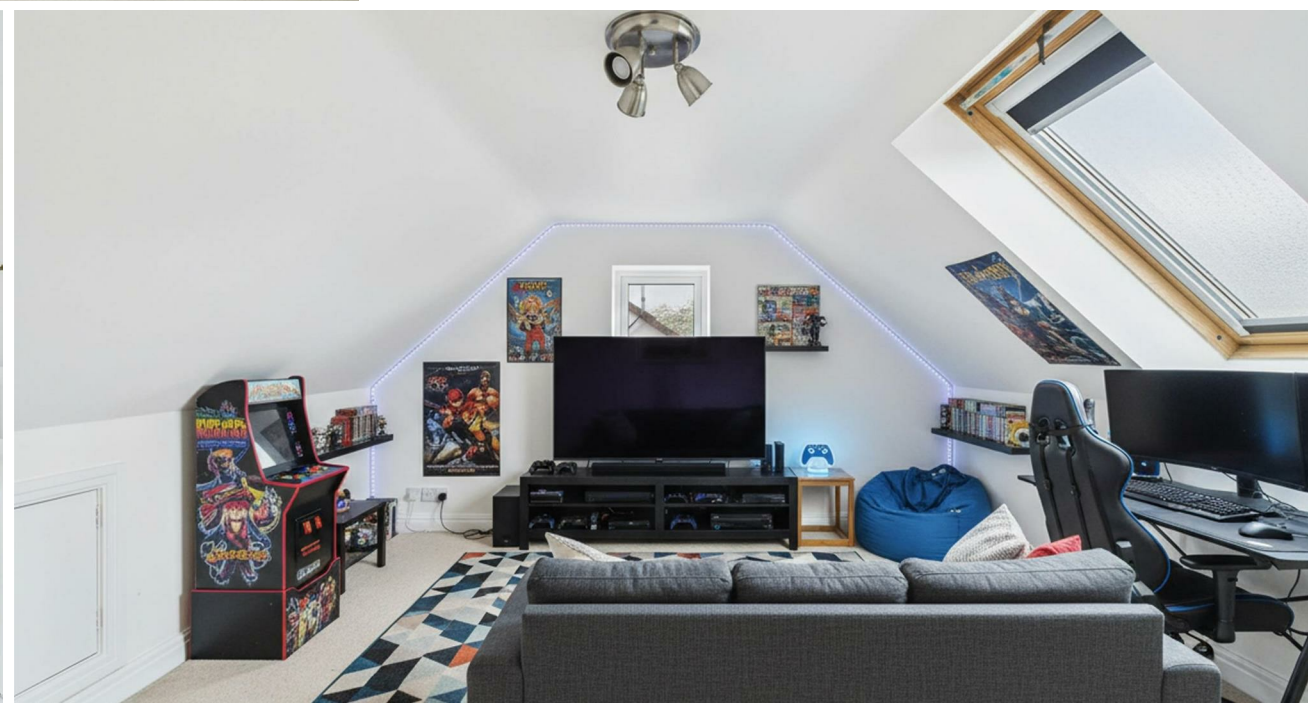
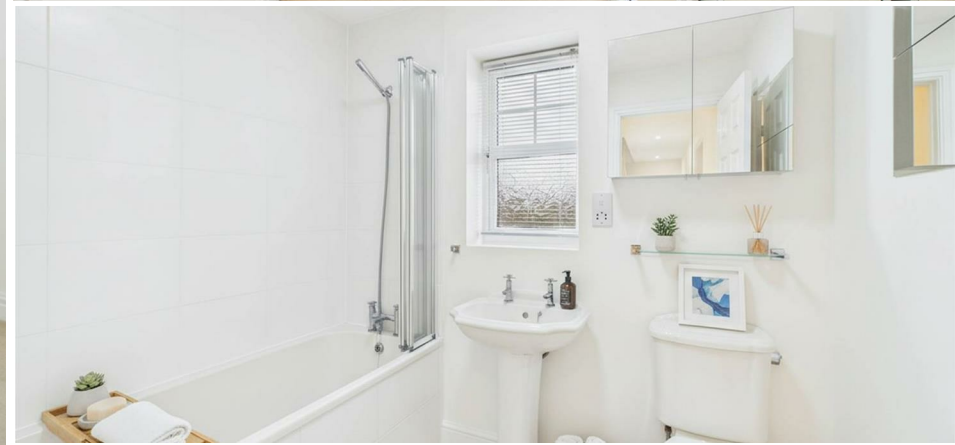
#### AGENT NOTES.

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room measurements detailed within this brochure.  
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





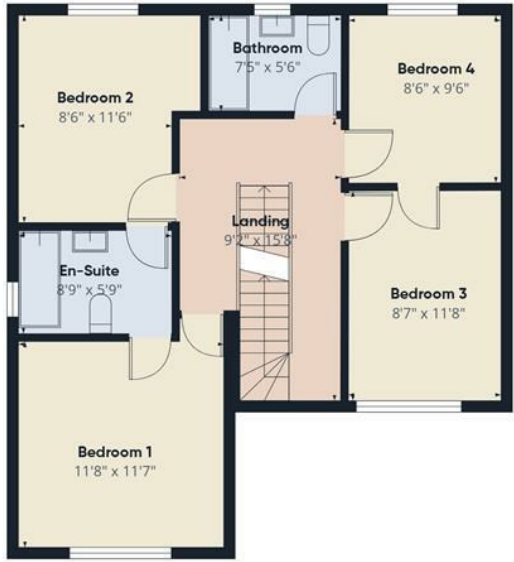




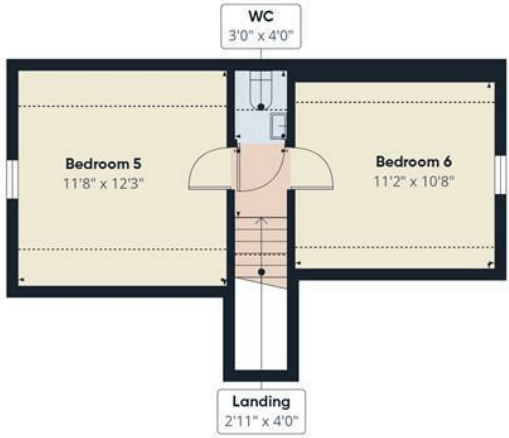
19  
WYNDHAM



Ground Floor



First Floor



Floor 2

**Approximate total area<sup>(1)</sup>**

1919 ft<sup>2</sup>

**Reduced headroom**

77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Philip**  
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Estate & Letting Agents

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