



St Lawrence Avenue, Cottingham,
East Riding of Yorkshire
Asking Price £225,000





KEY FEATURES

- Wonderful Condition Throughout
- Recently Upgraded Kitchen
- Recently Upgraded Bathroom
- Recently Upgraded Heating & Hot Water System
- Large Driveway & Garage
- Cul-de-Sac Location
- Well Maintained Gardens
- Semi Detached Property
- Two Bedrooms
- Bungalow
- EPC rating E



DESCRIPTION

This bright, airy and spacious bungalow comes to the market with no chain, tastefully decorated throughout and benefitting from a recent, stylish kitchen and bathroom upgrade. Located on the desirable St Lawrence Avenue just off Canada Drive, this wonderful property is a few moments walk from all major bus routes and a short stroll from the local shops and mini-market.

This semi-detached bungalow has been impeccably maintained and has undergone several recent upgrades including replacement double glazing, major electrical upgrades and a heating and hot water system replacement, all conducted in 2019.

From the large side driveway providing off-road parking for several vehicles, you enter the property into the Kitchen. The Kitchen is a bright and airy room fitted with a range of wall and base units in high-gloss white, with contrasting Walnut-effect work surfaces atop. Appliances include an electric fan-assisted oven, a four-ring electric hob with extraction over and space for an automatic washing machine. The decor is bright and neutral with wood-effect flooring and spot down-lights.

From the kitchen and through a glazed door you enter into the generously-sized sitting room with a bay window to the front of the property, this room is flooded in natural daylight and offers neutral, fresh decor. There is space for dining and seating and a wall-mounted, electric fire against a backdrop of feature wallpaper is the focal point of this bright and welcoming reception room.

From the sitting room and through a further glazed door is a fantastic study, this is another bright and inviting room, freshly decorated and carpeted and the window to the of the property floods the room with daylight.

From the Kitchen is a central lobby area which links all rooms and provides access to the bathroom, two bedrooms, a storage cupboard and a laundry cupboard.

The bathroom has been recently renovated and is stylish elegant and practical. There is a large, corner, walk-in shower cubicle, a pedestal wash basin with Chrome mixer tap and an illuminated vanity mirror over, a close-coupled W.C, a mirrored wall storage cabinet and a large window to the side of the property which makes this a bright and airy bathroom.

Bedroom No. 1 is bright and spacious, with neutral decor. Dual aspect windows ensure the room is filled with light throughout the day and double French doors lead out to the East-facing garden for the early morning sunshine.

Bedroom No. 2 also to the rear of the property, is fitted with a range of modern and well-designed bedroom furniture. Double hanging rails, fixed shelving and drawer units provide extra storage discreetly behind elegant, full-height doors. The decor is tasteful with a feature wall and the large picture window offers views across the garden and fill the room with natural daylight.

Out and to the rear of the property, through double doors leads onto a paved patio, there is a raised lawn and borders of mature planting, sculptured shrubbery and spring bulbs offering an array of colour and foliage, there is a further raised patio to the rear of the garden where a seating area basks in the all-day sunshine.



Discreet storage is available on a gravelled area behind the garage and to the side of the patio is a wall topped with decorative wrought iron fencing and a tall gate, from here is access to the side driveway and Garage.

The garage is of brick construction with a steel roof, there is power and lighting and a powered up and over vehicle door to the front. The driveway will comfortably accommodate four vehicles and is a mix of paving and gravel.

To the front of the property is a well-established garden filled with spring bulbs and sculptured shrubs, a gravel path way makes for easy maintenance, all sat wonderfully behind a low stone wall.

We are proud to present this charming and beautifully presented bungalow to the market, ready for it's new owners to move in, unpack and enjoy, ready for this summer!



PARTICULARS OF SALE

Sitting Room

5.88m x 3.55m (19'4" x 11'7")

A large and bright room, elegantly decorated and with a bay window to the front elevation. Access to the kitchen and study are through glazed timber doors from here. There is a wall-mounted electric fire, heating radiator and feature wallpaper.

Study

2.55m x 1.54m (8'5" x 5'1")

Located from the sitting room, this recently redecorated and recarpeted study is a welcome addition to the accommodation. With a window to the front elevation and a heating radiator, it is a bright and calming workspace.

Kitchen

3.67m x 2.59m (12'0" x 8'6")

Recently renovated and featuring several appliances, offering well-planned and stylish wall and base units with contrasting work surfaces. There is an abundance of storage and preparation areas. The room is flooded with daylight from the large picture window and glazed entrance door, located to the side of the property.

Bathroom

1.95m x 1.6m (6'5" x 5'2")

Also recently renovated and stylishly appointed, the suite comprises of a large walk-in shower cubicle with a thermostatic mixer shower for high water pressure, a pedestal wash basin and a close-coupled W.C in Arctic White with Chrome fittings. The walls are mainly tiled in elegant polished stone, there is an illuminated vanity mirror, heating radiator and a mirrored storage cupboard,

Bedroom No. 1

4.95m x 3.02m (16'2" x 9'11")

A spacious double bedroom, flooded with daylight through the dual-aspect windows and double French doors, leading out to the paved terrace. This is a large and extended room offering access directly to the garden for the morning sunshine.

Bedroom No. 2

3.43m x 3.02m (11'4" x 9'11")

A further spacious double bedroom also to the rear of the property and with a large picture window. A great range of fitted bedroom furniture provides effective storage, there is a feature wall with elegant décor and a heating radiator.

Garage

6.05m x 2.65m (19'10" x 8'8")

Benefitting from power and lighting, this brick built garage has a steel roof and a powered up and over main door and there is a south-facing window to the side elevation. Offering excellent additional storage and large enough for vehicle storage, if required.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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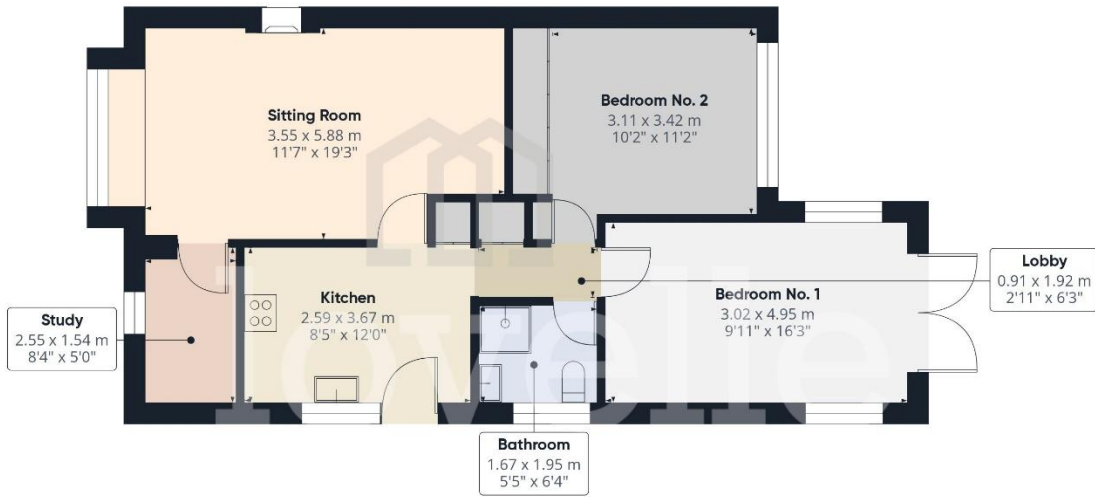
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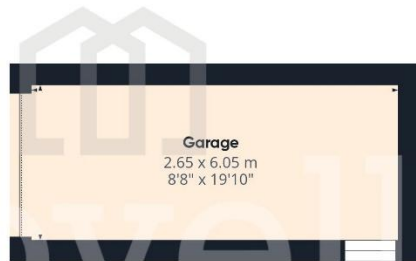


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
84.6 m²
908 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

MAP

