



ROB LETTS

exp^{uk}

New Village Road, Little Weighton

Guide Price £550,000

4 3 2



Set on a desirable private road in the highly sought-after village of Little Weighton, **41 New Village Road** is a beautifully positioned home where the location, kerb appeal and plot size really stand out.

Offering over **2,000 sq ft of well-laid-out living accommodation**, the property provides excellent flexibility, with **four bedrooms, two en-suites**, generous reception space and a layout that could suit both a young family and a retired couple looking for mainly ground-floor living.

The home is entered through a bright **glazed entrance lobby**, which also makes a lovely afternoon sitting area overlooking the garden. From the hallway, the sitting room opens to the right – originally two rooms, now combined to create one large, bright space with a bay window, feature fireplace and wood-burning stove. The kitchen sits at the heart of the home, with a dining/family area, useful pantry and separate utility room with a handy WC.

Outside, the plot is a major highlight. There are mature private gardens, generous parking, a car port, double garage, small paddock area, old piggery and open countryside beyond.

A rare village home offering space, privacy, flexibility and a truly special setting

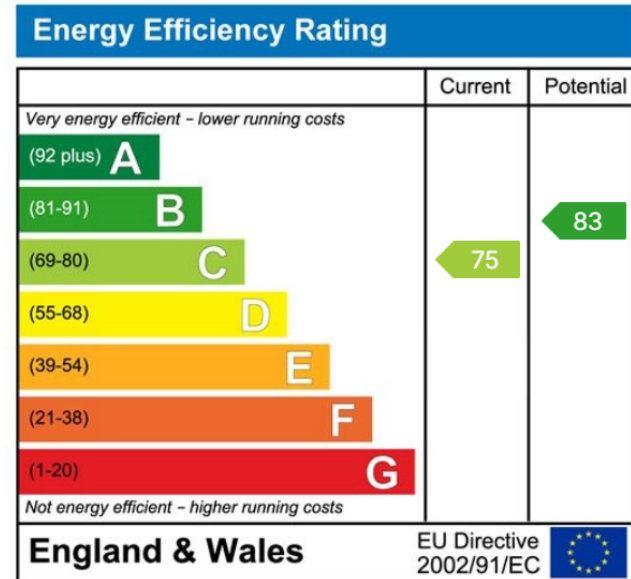




Total floor area: 225.7 sq.m. (2,429 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Prime location on a desirable private road.
- Over 2,000 sq ft of well-laid-out living accommodation.
- Four bedrooms, including two en-suites.
- Layout suitable for young families or retired couples.
- Bright entrance lobby, usable as a peaceful sitting area.
- 2 reception rooms joined to create one reception space.
- Mature rear garden with open countryside beyond.
- Paddock area, old piggery, double garage & car port
- Owned solar panels providing income from exported units.
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

POWERED BY **exp** UK



07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com