

25 Ripley Road

Cottingham, LE16 8XQ

Simpson West

Enjoying a prime position within the highly sought-after village of Cottingham, this exceptional three-bedroom family home occupies a generous plot backing directly onto open fields and offering breathtaking far-reaching views across the surrounding countryside and the Welland Valley.

Having recently undergone an extensive programme of refurbishment to an outstanding standard, the property benefits from significant improvements including a full rewire, complete replumbing, replacement windows and doors, upgraded heating system, and comprehensive replastering throughout. The interior has been beautifully finished with tasteful redecoration, new floor coverings, a contemporary fitted kitchen with integrated appliances, a matching utility room, and a stylishly refitted family bathroom.

The well-proportioned accommodation comprises a welcoming entrance hall, a bright and spacious living room featuring a bay window, a separate dining/family room, a modern fitted kitchen, and a useful utility room. To the first floor are three bedrooms and a beautifully appointed family bathroom.

Externally, the property enjoys an enclosed front garden and a driveway providing ample off-road parking. The impressive rear garden is a particular highlight, featuring a substantial decked entertaining terrace that leads onto a generous lawned garden, all perfectly positioned to take full advantage of the stunning open views beyond.

Rarely available in such an enviable setting, this superb home combines village living with modern comfort and style. Early viewing is strongly recommended to fully appreciate the quality of accommodation and spectacular countryside outlook on offer.

£350,000

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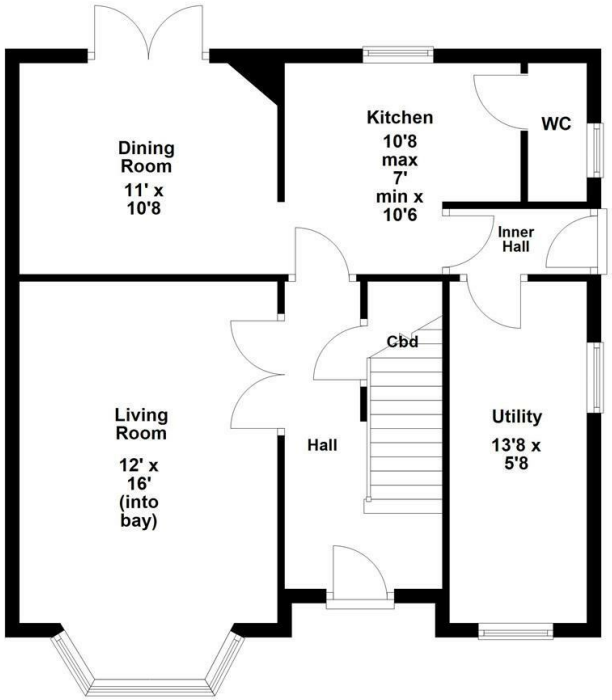




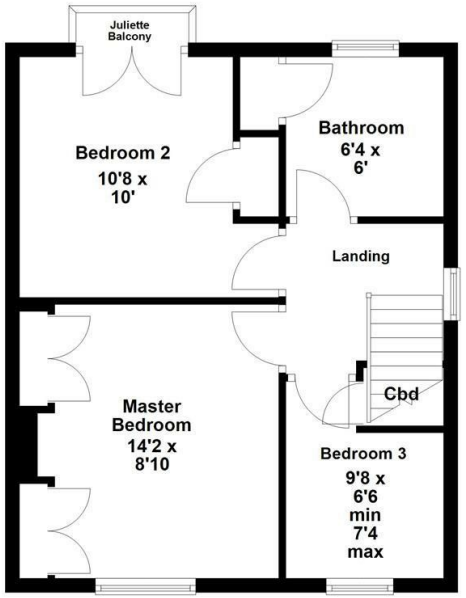


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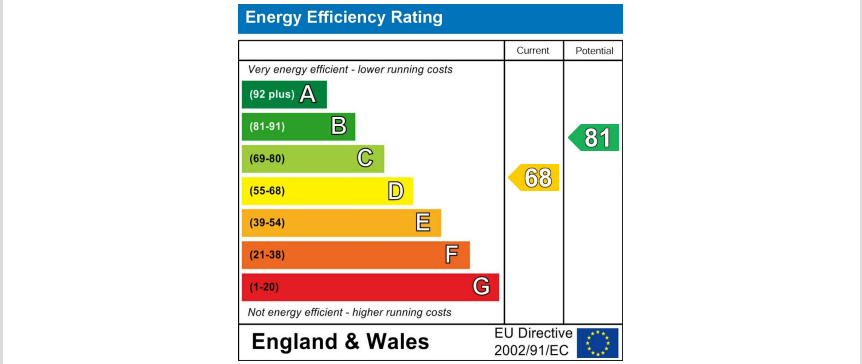
Ground Floor



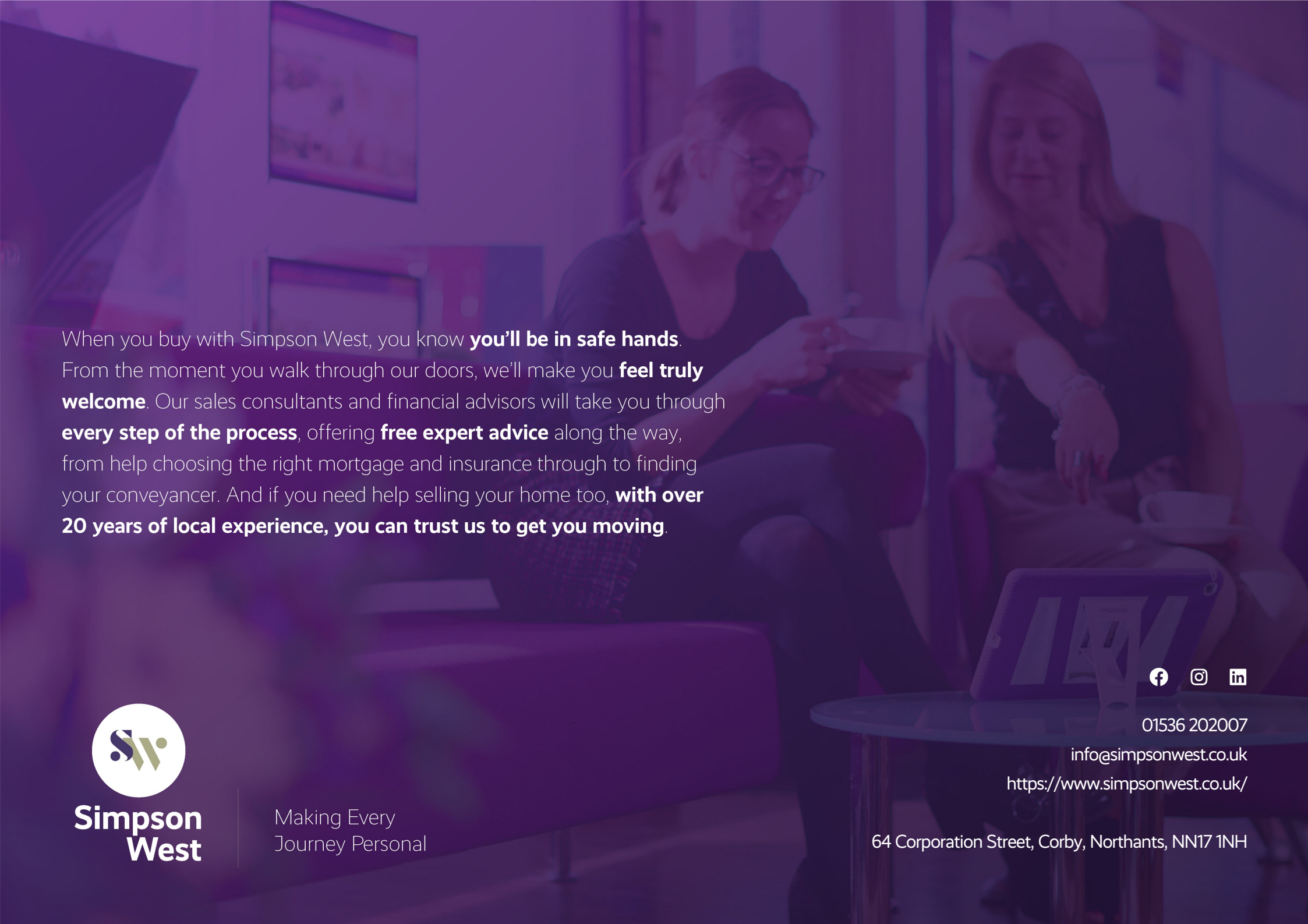
First Floor











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