



Larkin Lane, Kingswood
Hull

£270,000

 WIGWAM

33 Larkin Lane

Kingswood, Hull

- 4 Bedroom detached house
- Off-street parking for 2 cars and single garage
- Master bedroom with en-suite
- 3 bathrooms
- Rear garden with decking and hot tub
- Electric charger for EV

Beautifully presented and thoughtfully designed, this impressive four-bedroom detached house offers a rare opportunity to acquire a stylish and contemporary family home in a highly sought-after location.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room before the open plan kitchen and dining area, perfect for both relaxing and entertaining.

The modern kitchen is fully equipped with high-quality appliances, sleek cabinetry, and ample workspace, making it a pleasure for any home chef.

Each of the four generously sized bedrooms is immaculately finished, with the principal bedroom benefiting from a luxurious en-suite bathroom for added comfort and privacy.

Two further well-appointed bathrooms ensure convenience for family members and guests alike, all finished to a high standard with elegant fixtures and fittings.



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The property is ready to move into and enjoy, with every detail carefully considered to create a harmonious living environment.

Practicality is at the forefront, with off-street parking for three cars, a single garage providing additional storage or secure parking, and the added benefit of an electric vehicle charger, catering to modern needs.

The property also benefits from having a large garden to the rear with a lawn, a decking area, and a hot tub that will be left with the property, with a full service history.

Quality flooring, neutral décor, and stylish lighting add to the overall appeal, creating a warm and inviting atmosphere.

Located within easy reach of reputable schools, local amenities, and excellent transport links, this property is ideally positioned for both convenience and peace of mind.

Whether you are looking to upsize or find your forever family home, this property offers an exceptional blend of comfort, style, and practicality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 Bedroom detached house
- Off-street parking for 2 cars and single garage
- Master bedroom with en-suite





Living room

With Amtico flooring, radiator, and window.

Kitchen

With tiled flooring, slab styled units, integrated appliances including 5 ring Siemens induction hob, oven, washing machine, dishwasher, space for American Fridge Freezer, radiator, French doors to the rear garden, and door to utility room.

Utility

With tiled flooring, laminate worktop, slab units with handle, sink and tap, and door to the rear garden.

Toilet

With tiled floor, toilet, wash basin on pedestal, and radiator.

Bedroom 1

With carpet, en-suite, windows, and radiator.

En-suite

With tiled flooring, shower cubicle with tiled wall surround, toilet, wash basin on pedestal, and towel radiator.

Bedroom 2

With carpet, radiator, and window.

Bedroom 3

With carpet, radiator, and window.

Bedroom 4

With carpet, radiator, and window.

Bathroom

With tiled flooring, bath with shower attachment and fully tiled surround, wash basin on pedestal, toilet, towel radiator, and window.



GARDEN

Large garden with lawn and decking area, along side a hot tub area.

DRIVEWAY

3 Parking Spaces

Private driveway for 3 cars

GARAGE

Single Garage

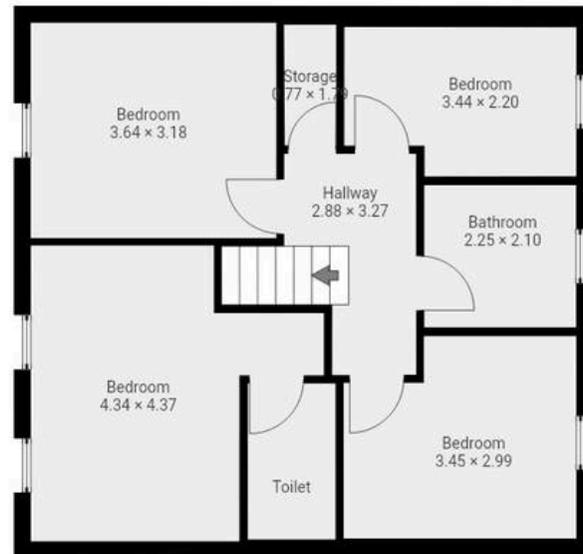
Single garage with up and over door.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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