



Winston Drive, Cottingham
Asking Price £375,000





KEY FEATURES

- No chain
- Four bedrooms
- Two reception rooms
- Conservatory
- Private garden
- Garage
- Driveway
- Popular location
- Close to hospital
- Transport links
- Total area 151 square metres
- EPC rating D



DESCRIPTION

This fabulous property on Winston Drive, Cottingham occupies a generous and secluded plot, surrounded by mature established gardens that create a wonderful sense of privacy. Offering a versatile layout with four spacious bedrooms, including two on the ground floor, two reception rooms, a conservatory, two shower rooms, driveway parking and a garage, this home is ideal for a wide range of buyers.

You enter the property into a light and airy hallway, where there is an immediate feeling of space. To the left, sliding doors open into the large living room, featuring a picture window that allows natural light to flood the room. A feature fire surround creates an attractive focal point, while doors lead through to the conservatory, providing additional living space and a lovely connection to the garden.

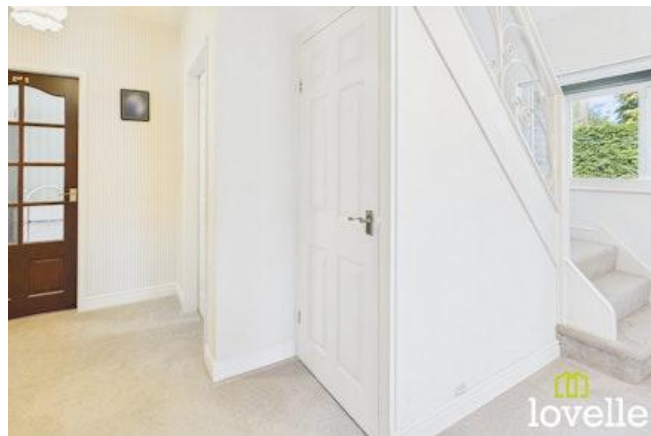
A further door leads into the dining room, which benefits from dual-aspect windows and doors opening out to the garden, creating a superb indoor-outdoor feel. The kitchen can be accessed from both the hallway and dining room and is fitted with a range of cream base and wall units, contrasting worktops and integrated appliances for convenience and practicality.

Also located off the hallway are two ground-floor bedrooms. The first is a generous double bedroom with fitted wardrobes and a window to the front elevation. The second is also a double bedroom, complete with a built-in cupboard and a window overlooking the rear garden. These bedrooms are served by the ground-floor shower room, fitted with a three-piece suite comprising a shower, hand basin and toilet.

To the first floor are two further double bedrooms. The first has a window to the side elevation and benefits from an en-suite shower room fitted with a shower, hand basin and toilet. The second first-floor bedroom also features a side-facing window and a useful storage cupboard.

Outside, the property offers a block-paved driveway providing off-street parking, with further secure parking available via the garage with up-and-over door. The garden is a real highlight of the home, beautifully secluded by established bushes, hedges and trees. Mainly laid to lawn with mature planting throughout, it also features patio areas to the side and off the conservatory, offering several places to sit, relax and enjoy the peaceful surroundings.

This is a fantastic opportunity to purchase a spacious and flexible home in a sought-after Cottingham location. Call Lovelle today to discuss this property further and arrange your viewing.





PARTICULARS OF SALE

Hallway

3.63m x 2.42m (11'11" x 7'11")

Entry porch providing space for boots and coats. Door leading into a light and generous hallway providing access to the living room, kitchen, two bedrooms and house bathroom. Stairs lead to the first floor. Understairs storage cupboard.

Living Room

3.65m x 5.61m (12'0" x 18'5")

A spacious living room with picture window to the front elevation. A feature fire surround acts as a focal point. Doors leading to conservatory and dining room.

Dining Room

3.62m x 3.05m (11'11" x 10'0")

A bright and airy dining room with dual aspect windows with sliding doors providing access to the garden.

Kitchen

3.63m x 3.34m (11'11" x 11'0")

A mix of base and wall units in cream with contrasting countertops. Integrated appliances include hob, extractor, double ovens and more. Window to side elevation and door providing access to the garden.

Conservatory

3.68m x 3.4m (12'1" x 11'2")

Low bricked wall conservatory with French doors to the garden. This bright and airy room provides views over the garden and extra living space.

Bedroom

3.63m x 4.24m (11'11" x 13'11")

A ground floor generous double bedroom with a range of fitted wardrobes and window to the front elevation.

Bedroom

3.96m x 2.74m (13'0" x 9'0")

A ground floor double bedroom with window to the rear elevation, storage cupboard and hand basin.

Bathroom

2.75m x 2.13m (9'0" x 7'0")

A ground floor bathroom with three piece suite comprising of shower, hand basin and low flush toilet.

Landing

1.96m x 0.95m (6'5" x 3'1")

Providing access to two first floor bedrooms.

Bedroom

3.5m x 4.25m (11'6" x 13'11")

A generous double bedroom with window to the side elevation and access to the en suite.

En Suite

2.58m x 1.75m (8'6" x 5'8")

Three piece suite comprising of shower, hand basin and toilet.



Bedroom

3.5m x 4.24m (11'6" x 13'11")

A generous double bedroom with window to the side elevation and storage cupboard. Access to eaves.

Garage

5.25m x 2.86m (17'2" x 9'5")

A garage with up and over door for vehicular access and personnel door to the rear. Power and lighting.

WC

1.06m x 1.52m (3'6" x 5'0")

A separate toilet access via the garden.

Outside

Accessed from Winston Drive is a block paved driveway providing off street parking for several vehicles. Access to garage.

The property sits on a generous secluded plot surround by established hedges, bushes and trees. The garden is mainly laid to lawn but also features patio areas that provide several areas to relax and enjoy. The garden is well established and need to be experienced to be fully appreciated.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: E

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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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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A&C Homes Limited T/A Lovelle Estate Agency

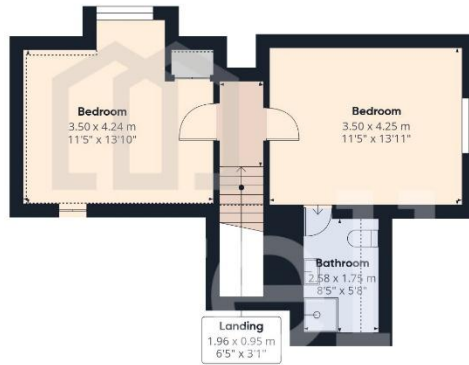


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

158.8 m²

1709 ft²

Reduced headroom

2.2 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/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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