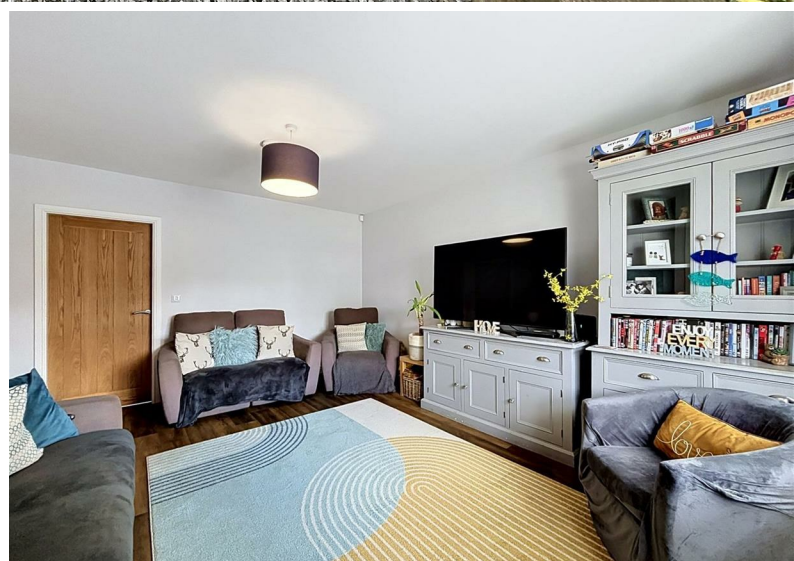
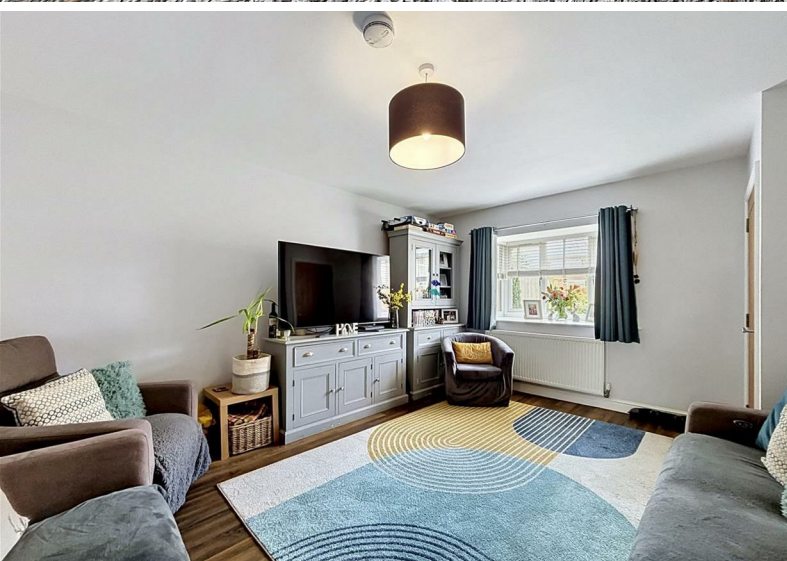




1 Lillands, Sigglesthorne, HU11 5DN
Asking Price £255,000

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A beautifully presented, modern four-bedroom semi-detached home, thoughtfully arranged over three floors, located in the village of Sigglesthorne. This property offers versatile family living, featuring a generous master bedroom complete with a stylish en-suite, alongside three further well-proportioned bedrooms.

The ground floor provides a contemporary layout ideal for both everyday living and entertaining, while the upper levels offer a sense of privacy and space. Externally, the property benefits from a driveway providing ample off-road parking for several vehicles.

To the rear, a private and enclosed garden creates a peaceful retreat, enjoying attractive open views across a paddock beyond—perfect for those seeking a semi-rural outlook. Combining modern comfort with a desirable village setting, this home is an excellent opportunity for families and professionals alike.

EPC - B
Council Tax - C
Tenure - Freehold

Front Garden

Gravelled driveway leads to the front elevation of the property with lawned area and side access to the garden

Entrance Hall

Leading through the entrance door there's a staircase to the first floor and radiator

Lounge

16'0" x 12'8" (4.88 x 3.87)
Great for family living there is a bay window to the front, television point, carpeted flooring and radiator

Cloakroom WC

Located under the stairs and comprising of hand basin, WC and radiator

Kitchen Diner

15'11" x 12'8" (4.86 x 3.87)
Window and french doors to rear providing views over the garden and beyond. Wood effect work surfaces complimenting the stylish cream fitted wall and base units, single drainer sink unit with 1 1/2 bowl, built in electric oven with gas hob and extractor hood over, built in fridge and freezer unit, plumbing for washing machine, built in dishwasher, vinyl flooring and spot lighting

First Floor Landing

19'5" x 5'10" (5.93 x 1.78)
Window to front, staircase to first floor with spindle banister, carpeted flooring and radiator

Bedroom 2

10'7" x 9'8" (3.24 x 2.97)
Window to front, television point, carpeted flooring and radiator

Bedroom 3

10'10" x 7'6" (3.32 x 2.31)
Window to rear, television point, carpeted flooring and radiator

Bedroom 4

Window to rear, television point, carpeted flooring and radiator

Family Bathroom

9'8" x 4'9" (2.96 x 1.47)
Window to side, panelled bath with shower over, pedestal wash hand basin, WC, vinyl flooring, spotlights, heated towel rail and extractor fan

Second Floor Landing

Master Bedroom

18'8" x 12'6" (5.70 x 3.83)
Privately located on the second floor velux windows to front and rear, television point, carpeted flooring, storage to eaves, loft access and radiator

En-Suite

9'3" x 6'1" (2.83 x 1.86)
Velux window to rear, corner shower, pedestal wash hand basin, WC, heated towel rail, vinyl flooring, shaver point and extractor fan

Rear Garden

Laid mainly to lawn with patio area, fenced boundaries, side access, four outdoor electric points, garden shed and two ponds

Directions

