



Park Lane, Cottingham  
Offers in Excess of £200,000





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## KEY FEATURES

- Three Spacious Bedrooms
- Modern Kitchen Diner
- Close to Village Centre
- Driveway
- South-West Facing Rear Garden
- Close to park
- Close to schools
- Close to amenities
- Great Transport links
- Total area 80 square metres
- EPC rating D



## DESCRIPTION

This semi detached home in Cottingham offers a move-in opportunity with a stylish kitchen diner, cosy reception room, South-west facing private garden, driveway for off-road parking and three spacious bedrooms. Situated in the heart of the village close to the park and playing fields, this property is ideal for families, first-time buyers and downsizers alike.

Step into the entrance hallway and you are immediately greeted by high ceilings and natural daylight, on through into the generous reception room an ideal place to come together, relax and unwind with a bay window allowing natural light to flood the room. A contemporary fire surround acts as a focal point and modern light fittings set the modern theme.

Leading from the Living room and on into the bright and airy kitchen diner, there is a large range of stylish base and wall units with contrasting wood effect worksurfaces, a large peninsular separates the dining area from the kitchen. Appliances include a fan-assisted electric oven, a four-ring induction hob with extraction over, there is a composite sink with drainer and mixer tap, natural light floods the room through the dual aspect windows, while sliding doors make the dining area bright, light and airy opening the room into the garden.

To the first floor are three double bedrooms, the principal bedroom is to the front of the property and features dual aspect windows. This is a large bedroom which offers a dressing area and an original built-in cupboard for extra storage,

Bedroom No. 2 is a generous double room, this is another bright and airy room with a large window to the rear elevation, overlooking the private garden.

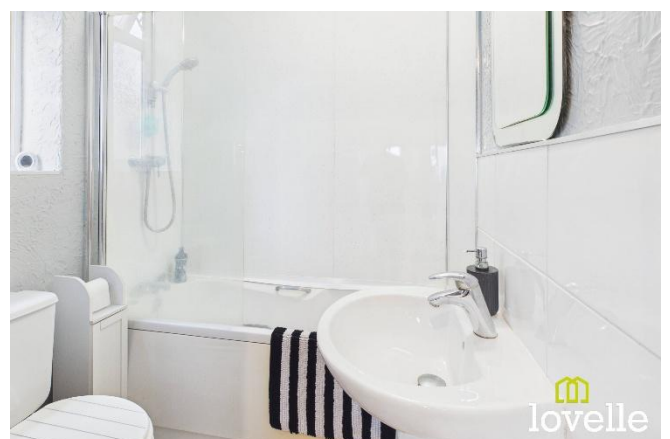
Bedroom No. 3 is a further is a generous single that could also be used as a home office, hobby room, dressing room or nursery.

The property is served by a family bathroom featuring a modern three-piece suite, comprising of a panelled bath with thermostatic shower over, a close-coupled W.C, a pedestal wash basin mixer tap and a chrome heated towel rail for convenience.

Outside and to the front of the property is a garden laid to gravel and a driveway, both providing off-road parking for multiple vehicles and bordered from the road with low wall.

To the rear of the property is a private, South-West facing enclosed rear garden. Leading from the Kitchen Diner is a generously-sized paved terrace providing a space for seating to relax, unwind and enjoy the garden. A path leads from the patio along the lawn and to the rear of the garden where a vegetable plot, greenhouse and shed provide an area for the garden enthusiast or for those who want to "Grow-their-own" An established tree provides shade and dappled light to the very rear of the garden, providing an escape form the all-day sunshine on hot summer days.

This property benefits from major electrical upgrades in 2022, a recently serviced gas-fired combination boiler and presents a fantastic opportunity to acquire a generously-proportioned, semi-detached family home with a fantastic garden, off-road parking, all located within a few minutes walk of the village centre, leisure facilities and Schools!





## PARTICULARS OF SALE

### Hallway

0.85m x 2.63m (2'10" x 8'7")

Enter through the private front door. Provides access to lounge and bathroom. Stairs lead to first floor.

### Living Room

3.6m x 4.28m (11'10" x 14'0")

A generous reception room with bow window to the front elevation. Feature fire surround housing an electric fire.

### Kitchen

5.45m x 1.96m (17'11" x 6'5")

A mix of base and wall units with contrasting countertops. Spot lights, sink with mixer tap and a selection of integrated appliances. Dual aspect windows to the side and rear elevations. Open to the dining area with breakfast bar.

### Open-plan Dining Area

3.29m x 1.97m (10'10" x 6'6")

Open plan dining area to the kitchen. Patio doors allow for extra light and allow the space to open into the rear garden.

### Landing

1.7m x 0.84m (5'7" x 2'10")

Providing access to the bedrooms. Window to the side elevation.

### Bedroom No. 1

4.52m x 2.8m (14'10" x 9'2")

A generous double bedroom with dual windows to the front elevation. Storage cupboard housing the boiler.

### Bedroom No. 2

2.8m x 3.52m (9'2" x 11'6")

A double bedroom with window to the rear elevation.

### Bedroom No. 3

2.56m x 2.57m (8'5" x 8'5")

A generous single bedroom with window to the rear elevation.

### Bathroom

1.68m x 1.65m (5'6" x 5'5")

A three piece suite comprising of bath with shower over, low flush toilet and hand basin. Complemented by a heated chrome towel rail. Frosted window to the side elevation.

### Outside

Outside to the front is a low walled front garden laid to gravel and driveway providing off street parking. To the rear of the property is a private enclosed rear garden. From the house is a patio area providing a space for seating to relax, unwind and enjoy the views of the garden. A path leads from the patio alongside the lawned area of the garden. To the rear of the garden is a vegetable plot with greenhouse, followed by a shed and a further area that a garden enthusiast may wish to develop further. The garden also benefits from an established tree and some established bushes.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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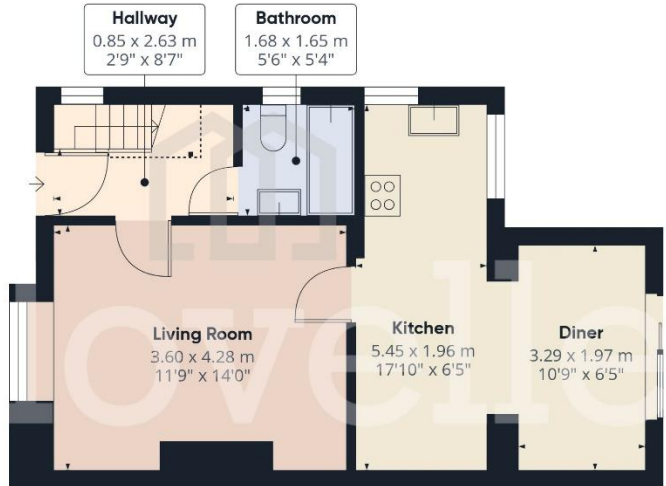
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

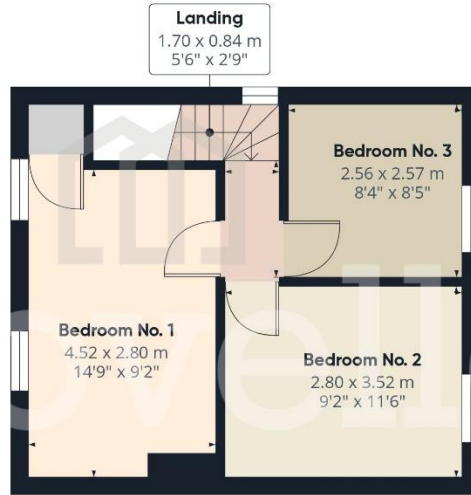


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

72 m<sup>2</sup>  
777 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 ft<sup>2</sup>

(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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