



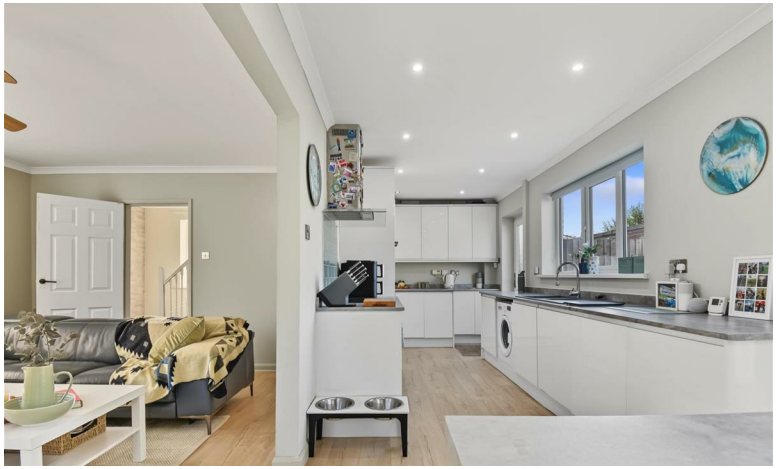

2 POST OFFICE LANE

ULCEBY, DN39 6YT

£265,000

FREEHOLD

Situated in the desirable village of Kirmington, this spacious three bedroom detached home offers generous living accommodation, a modern fitted kitchen with integrated appliances, conservatory overlooking the rear garden, detached garage and ample off-road parking. Ideally positioned for Humberside Airport, the M180 and A15, offering the perfect blend of village living and excellent connectivity.

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2 POST OFFICE LANE







DESCRIPTION

A beautifully presented three bedroom detached home, offering generous living accommodation, a contemporary kitchen and excellent outdoor space, all situated within the sought-after village of Kirmington.

Designed with spacious, open-plan living in mind, this attractive detached property offers a wonderful balance of modern comfort and practical family living, with generously proportioned rooms throughout.

At the heart of the home is a stylish, modern kitchen, complete with a range of integrated appliances, providing a contemporary and functional space for everyday living. The property's spacious accommodation is further complemented by a delightful conservatory, enjoying views across the rear garden and offering the perfect spot to relax and unwind.

To the first floor, the property boasts three bedrooms, comprising two well-proportioned doubles and a third single bedroom, currently utilised as a dressing room, demonstrating the versatility of the accommodation. The family bathroom is equally well appointed, featuring both a separate shower and a bath, ideal for modern family life.

Externally, the property benefits from a detached garage and generous off-road parking for multiple vehicles, alongside a rear garden offering space for outdoor relaxation and entertaining.

Positioned within the desirable village of Kirmington, the property enjoys a peaceful village setting whilst remaining exceptionally well connected. Humberside Airport is conveniently located nearby, with excellent access to both the M180 motorway and A15, making this an ideal location for commuters and those seeking countryside living without compromising on connectivity.

ENTRANCE HALLWAY

LOUNGE

DINING KITCHEN

CONSERVATORY

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

Currently utilised as a dressing room

FAMILY BATH & SHOWER ROOM

DRIVEWAY, GARDENS AND GARAGE

2 POST OFFICE LANE















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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

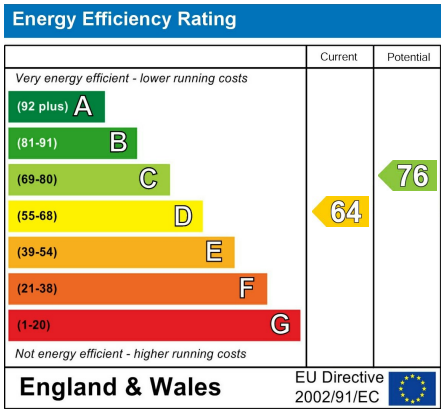
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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