



10 Front Street, Lockington, Driffield, East Riding of Yorkshire, YO25 9SH



SET IN AROUND 1.1 ACRES IN THE WELL-REGARDED VILLAGE OF LOCKINGTON, JUST NORTH OF BEVERLEY, THIS IMPRESSIVE FAMILY HOME OFFERS AROUND 4,000 SQ. FT OF FLEXIBLE LIVING SPACE.



With five bedrooms, three bathrooms, a stunning 36ft open plan living dining kitchen, generous reception rooms and excellent outdoor entertaining areas, it is designed for modern family life. A large driveway, double garage and the potential to create an integrated annex add even more appeal to this spacious and well-planned home.

Agent's Perspective

From the moment you arrive, it is easy to see why this property stands out. Electric gates open onto a generous private driveway with plenty of parking, leading to a double garage and a home that has been designed with family life in mind.

Inside, there is around 4,000 sq. ft of versatile accommodation, giving everyone the space they need.

The heart of the home is the impressive 36ft open plan living dining kitchen. Whether you are preparing meals, catching up after a busy day or hosting family and friends, this room brings people together while still offering plenty of space to spread out.

Alongside the main living area are two further reception rooms, giving you flexibility for a formal lounge, dining room, playroom, home office or cinema room.

A separate utility room and downstairs WC help keep day-to-day living practical and organised.





Upstairs, there are five well-sized bedrooms and three bathrooms, making busy mornings much easier for larger families.

The main bedroom is a real highlight, complete with a large balcony where you can enjoy views across the gardens and the open countryside beyond. It is a lovely place to start the day or unwind in the evening.

Outside, the lifestyle on offer is just as impressive. The grounds extend to around 1.1 acres, providing plenty of room for children to play, family gatherings and outdoor entertaining.

The outdoor games room and separate garden pod offer extra space that can be adapted to suit your own needs, whether that is for hobbies, working from home, a gym or simply somewhere to relax.



One of the property's biggest strengths is its flexibility. With only minor alterations, there is scope to create an integrated annex, making it an excellent option for multigenerational living or for families looking to future-proof their home.

Lockington continues to be one of the area's most sought-after villages, known for its attractive surroundings and collection of quality homes. It offers a peaceful village lifestyle while remaining within easy reach of Beverley and the wider Yorkshire Wolds.

Properties that combine this amount of indoor space, extensive gardens and such flexible accommodation are rarely available at this price, making this an excellent opportunity for families looking for their next long-term home.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Note:

The furniture, pool table, hot tub and swim spa are not including in the sale of the property but may be available under separate negotiation.



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
2373 sq.ft. (220.5 sq.m.) approx.



1ST FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 3694 sq.ft. (343.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

