



Tierra Vista Church Lane, Sigglesthorne, HU11 5QG

£199.950



Located in the village of Sigglesothorne, this three-bedroom semi-detached dormer bungalow offers accommodation arranged over two floors.

The ground floor includes the main living space, kitchen, family bathroom, and a separate utility room. All three bedrooms are located on the first floor, making use of the dormer layout and keeping the sleeping accommodation separate from the main living areas.

Outside, the property benefits from off-street parking for multiple vehicles, a garage, and an enclosed rear garden.

Sigglesothorne is a small village a short distance from nearby towns and the East Yorkshire coast, providing a quieter setting while still being within reach of everyday amenities.

EPC - Awaited
Council Tax - B
Tenure - Freehold

Front Garden

Mainly gravelled with driveway and parking for 3 cars, walled and hedged boundaries

Entrance Hall

Entrance door, understairs cupboard, laminate flooring, radiator.

Lounge

20'3" x 13'1" (6.19 x 4)

Window to front of property, fireplace with log burner, coving to ceiling, laminate flooring, radiator.





Kitchen

11'4" x 9'7" (3.47 x 2.94)

Window to rear of property, fitted wall and base units, work surfaces, stainless one and half bowl sink with single drainer, gas hob, built in electric oven, part tiled walls, laminate flooring, extractor fan, radiator.

Utility

6'2" x 5'6" (1.9 x 1.7)

Window to rear of property, door to side of property, tiled flooring, space and plumbing for washing machine.

First Floor Landing

Window to side of property, built in wardrobes, carpeted, radiator.



Bedroom 1

11'4" x 10'9" (3.47 x 3.29)

Dormer window to front of property, built in wardrobes and cupboard, radiator, carpeted.

Bedroom 2

12'9" x 8'6" (3.9 x 2.6)

Window to rear of property, built in wardrobes, carpeted, radiator.

Bedroom 3

9'10" x 7'1" (3.01 x 2.16)

Window to rear of property, carpeted, radiator.

Ground Floor Bathroom

7'6" x 5'5" (2.3 x 1.67)

Window to side of property, W.C, hand wash basin with storage under, panelled bath with shower over, heated towel rail, tiled walls and floor, storage cupboard.



Rear Garden

lain mainly to artificial lawn, paved seating area, walled and fenced boundaries, planted borders, garden shed.

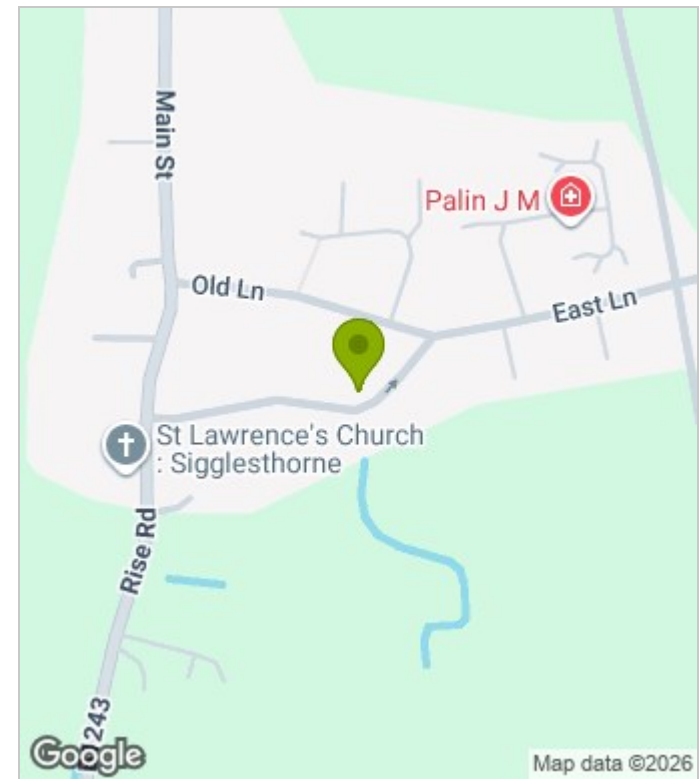



Garage

Barn style double doors, power point.



Floorplan goes here



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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