



**Mere Glen, Leconfield, Beverley HU17 7LL**

**Welcome to**

**Mere Glen, Leconfield Beverley**

**\*\* NO ONWARD CHAIN \*\*** Prestigious five-bedroom executive family residence in an exclusive cul-de-sac, featuring stunning interiors, versatile living over three floors, a converted double garage, and a large south-facing garden, with easy access to Beverley and excellent road connections.

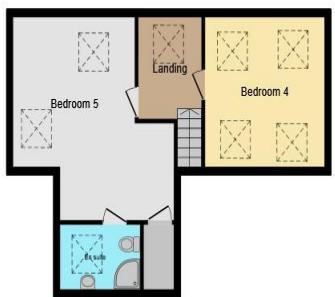




**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Entrance Hall**

### **Cloakroom/WC**

### **Study/Office**

13' 2" x 12' 8" into bay window ( 4.01m x 3.86m into bay window )

### **Through Lounge**

22' x 12' 9" ( 6.71m x 3.89m )

### **Dining Kitchen**

16' 5" narrowing to 10' " x 20' ( 5.00m narrowing to 3.05m x 6.10m )

### **Utility Room**

9' 2" x 5' 4" ( 2.79m x 1.63m )

### **First Floor Landing**

### **Master Bedroom**

16' 5" x 13' 2" ( 5.00m x 4.01m )

### **Dressing Room**

### **En Suite Shower Room**

### **Bedroom Two**

13' 9" x 13' ( 4.19m x 3.96m )

### **Bedroom Three**

14' 1" x 12' 9" ( 4.29m x 3.89m )

### **House Bathroom**

### **Second Floor Landing**

### **Bedroom Four/Guest Bedroom**

20' 5" x 14' 6" narrowing to 12' 2" ( 6.22m x 4.42m narrowing to 3.71m )

### **En Suite Shower Room**

### **Bedroom Five**

12' 9" x 12' 8" Restrictive head height ( 3.89m x 3.86m Restrictive head height )

### **Outside**

The house stands on a well proportioned garden to the front having an attractive brick sett private driveway offering ample off street parking.

Access to the rear garden can be achieved down the side of the house and opens out to a surprising garden area bounded by fencing to all sides and affording privacy. There is a paved seating area with matching pathways and extensive lawned area.

### **Converted Detached Garage**

16' 5" x 16' 4" ( 5.00m x 4.98m )

The present owners have achieved a superb high quality conversion of the original detached brick garage which now provides a self contained spacious room ideal for a variety of uses. The garage conversion also benefits from worktops, 2 sinks with hot running water, upgraded electrics and an air conditioning system which also does heat too. The present owners used this space as a gym but in the agents opinion it can be a studio, hair design salon, separate office or other self employed annex if required.

## Welcome to

### Mere Glen, Leconfield Beverley

- Prestigious executive detached family residence within an exclusive cul-de-sac
- Spacious five double bedrooms and three bathrooms over three floors
- Stunning L-shaped dining kitchen with island and high-quality integrated appliances
- Converted detached double garage offering versatile additional space
- Large enclosed south-facing garden with ample driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F

#### Price

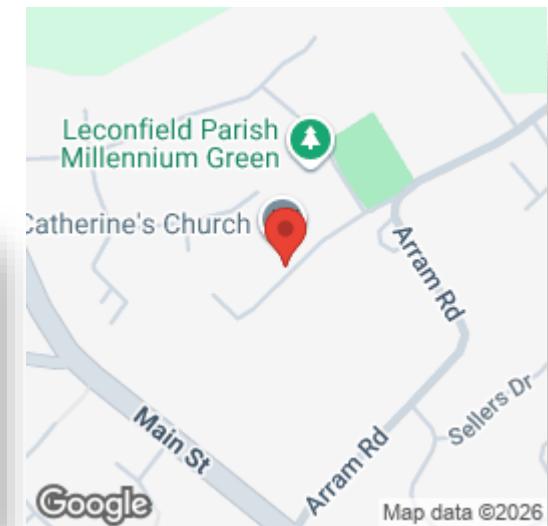
# £650,000



**view this property online** [williamhbrown.co.uk/Property/BEV107285](http://williamhbrown.co.uk/Property/BEV107285)

#### Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV107285 - 0008

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