




Meadow Lane, Newport, HU15 2QN  
£350,000

Philip  
**Bannister**  
Estate & Letting Agents

# Meadow Lane, Newport, HU15 2QN

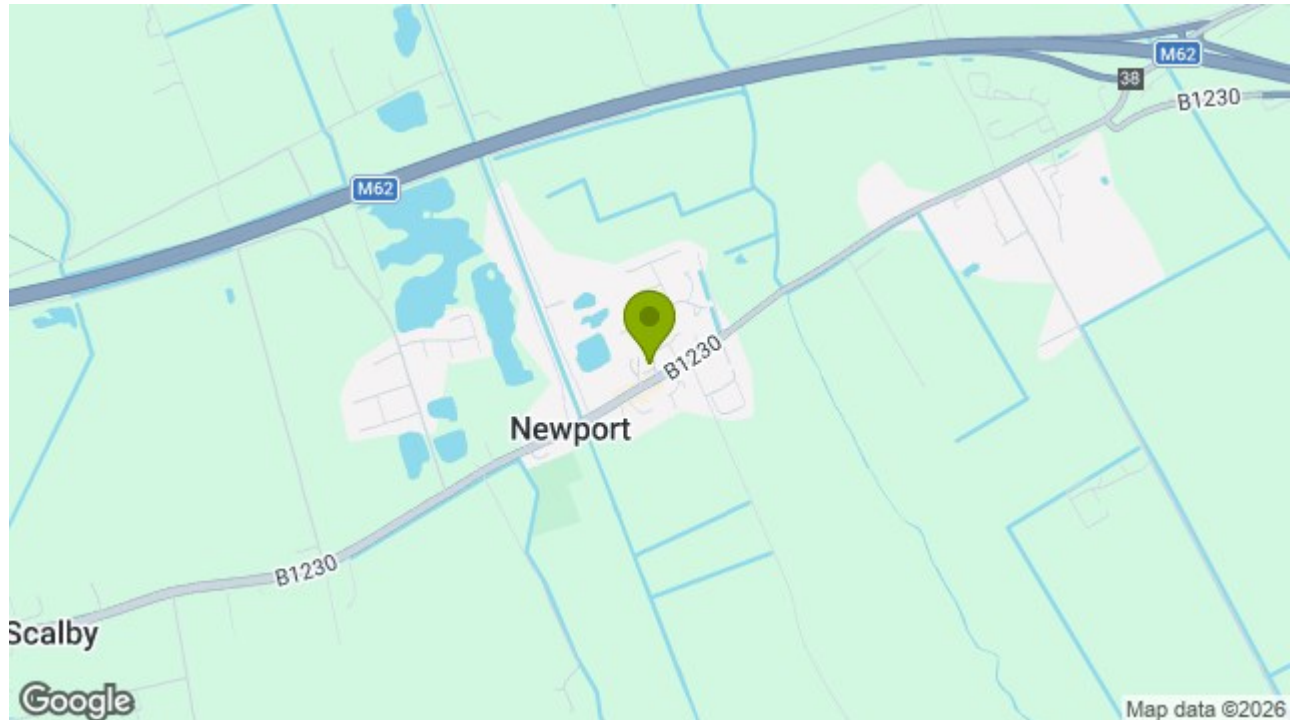
## Key Features

- Significantly Extended Detached Home
- 4 Good Sized Bedrooms
- Modern Fitted Kitchen Opening To A Superb Day Room
- Contemporary En-Suite & Family Bathroom
- Ground Floor Cloakroom/WC
- Attractive Westerly Garden
- Extensive Driveway Parking
- Double Garage
- EPC = TBC
- Council Tax = C

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

This impressive four-bedroom family home has been thoughtfully extended to create a spacious and well-balanced layout, perfect for modern family living. Ideally positioned close to the heart of the village, the property enjoys a desirable setting with excellent access to local amenities, generous parking, and a private westerly-facing garden. Inside, the entrance hall leads to a convenient cloakroom/WC, a comfortable front-facing lounge, and a stylish modern fitted kitchen that seamlessly opens into a superb day room. With bi-folding doors leading directly out to the garden, this bright and versatile space is ideal for both everyday living and entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a spacious primary bedroom complete with en-suite facilities. A contemporary family bathroom serves the remaining bedrooms, while the generous landing provides a practical study area, perfect for home working or children's homework space. Externally, the home benefits from extensive driveway parking to the front, side, and rear, with access to a double garage offering additional storage or parking. The attractive rear garden is both private and well-maintained, providing a peaceful outdoor space for the whole family to enjoy.





## ACCOMMODATION

The family sized accommodation is arranged over two floors and extends to in excess of 1300 ft<sup>2</sup>.

## GROUND FLOOR

### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a staircase leading to the first floor and access to:

### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with a mosaic tile splashback. There is a window to the front and a heated towel rail.

### LOUNGE

A well proportioned front facing reception room with ample space for a living room suite and a bow window to the front elevation.

### KITCHEN

The kitchen is fitted with a comprehensive range of sleek wall and base units which are mounted with compact laminate worksurfaces and a composite sink unit. There are integral appliances which include an oven, microwave oven, ceramic hob beneath an extractor hood and a dishwasher. There is also space and plumbing for an automatic washing machine. To the opposite side of the kitchen there are matching units with a solid wood breakfast bar and space for a tumble dryer. A useful built-in cupboard is to one corner, there is a window to the side elevation, illuminating undercounter lighting and open plan to:

### DAY ROOM

A fabulous day room which enjoys views of the

garden. Bi-folding doors retract to an open to a decked terrace.

## FIRST FLOOR

### LANDING

A generous landing area with windows to the side elevation. In addition to providing access to the first floor accommodation, there is a useful study space and a built-in cupboard.

### BEDROOM 1

A double bedroom positioned to the front of the property. There is a window to the front elevation and access to:

### EN-SUITE

A modern en-suite which features a WC, pedestal wash basin with a mosaic tile splashback and a corner shower enclosure with an electric shower and waterproof wall panels. There is a heated towel rail and a window to the side elevation.

### BEDROOM 2

A spacious double bedroom with a window to the rear elevation.

### BEDROOM 3

A good sized third bedroom with a window to the rear.

### BEDROOM 4

A single bedroom or office space, with a window to the front elevation.

### BATHROOM

The well appointed family bathroom is fitted with a four piece suite which comprises WC, vanity wash basin within a fixed storage unit and a corner shower enclosure with a tiled inset and electric shower.

There are half tiled walls, wall hung storage cabinet, a heated towel rail and a window to the side elevation.

## OUTSIDE

### FRONT

To the front of the property there is an extensive block paved driveway which continues to the side of the property and offers exceptional off street parking facilities.

### REAR

The attractive and private garden enjoys a westerly aspect and features a large decked terrace adjoining the property. A well maintained lawn has raised planters and established shrubbery and leads to a further secluded terrace towards the bottom of the garden. The driveway from the side continues through timber gates and leads to a double garage.

### DOUBLE GARAGE

The double garage sits towards the bottom of the garden and features two individual doors, light and power.

### GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.



**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **TENURE**

We understand that the property is Freehold.

### **VIEWINGS.**

Strictly by appointment with the sole agents.

### **AML**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **MORTGAGES.**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is

at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **THINKING OF SELLING?.**

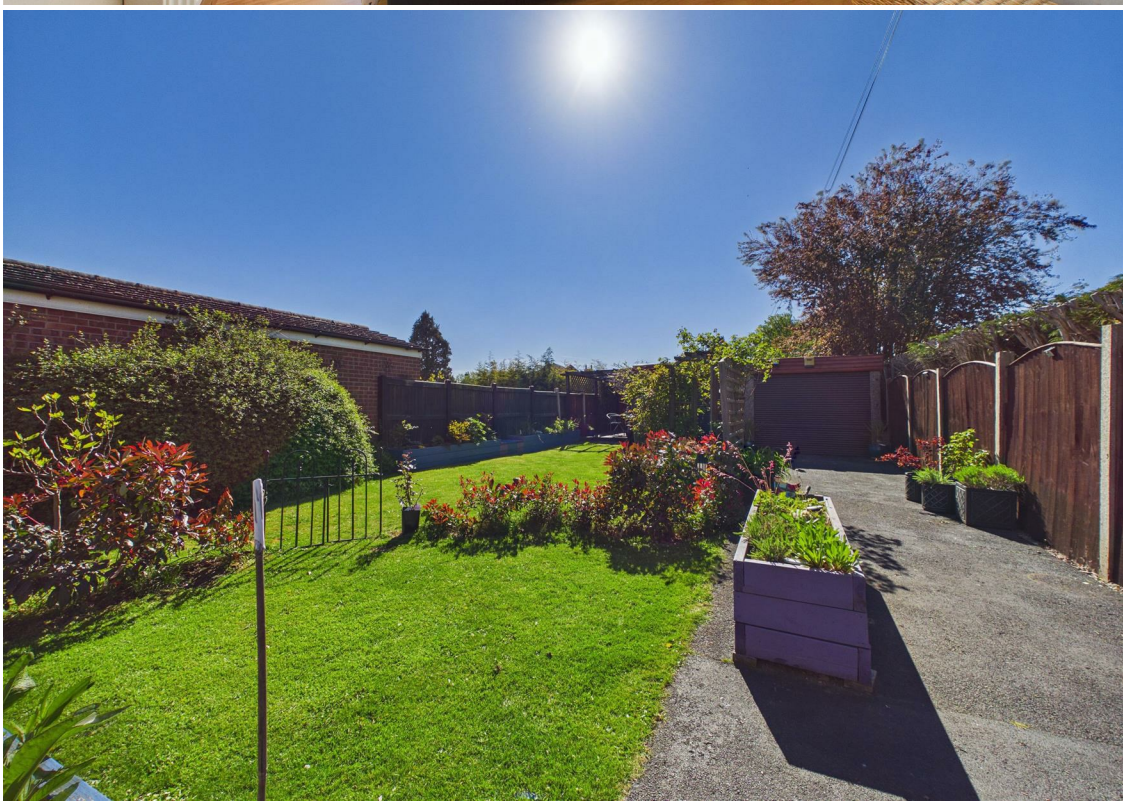
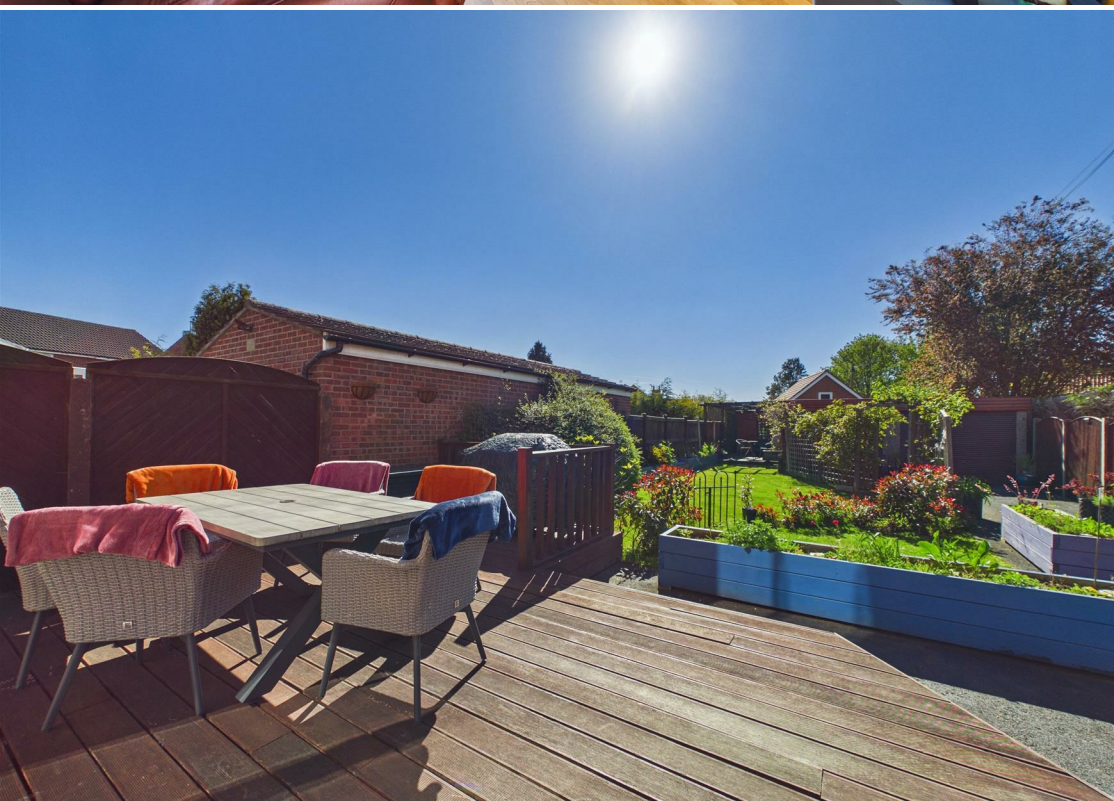
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **AGENT NOTES.**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor



Approximate total area<sup>m</sup>  
1324 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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