



Park Lane, Cottingham, East Riding of Yorkshire
Asking Price £350,000





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Large Manicured Grounds
- Garage & Driveway
- Large South Facing Garden
- Kitchen Diner
- Cottingham Village Location
- Study
- Wonderful Condition Throughout
- Opportunity to Modernise
- EPC rating T.B.C



DESCRIPTION

This superb family home ticks many boxes, lovingly maintained and retaining an abundance of period features, this home is immaculately presented throughout. A superb detached home offering generously proportioned accommodation.

You are greeted with a fully double-glazed entrance porch which leads onto a welcoming hallway, inviting you into the ground floor accommodation.

A large home office is located to the front of the property, offering versatility as a play room, music room or as a separate sitting room, with a wall of full-height windows providing views across the front gardens.

Into the sitting room and you are met with space and light, a large picture window to the front elevation and wonderfully-preserved, period sliding glazed doors flood this room with natural daylight.

Through the sliding glazed doors and into the sun-drenched dining room, there are fabulous views out to the beautifully maintained rear garden, double French doors lead out to the rear terrace and a further door leads conveniently to the kitchen diner, enjoying views over the garden, creating a lovely space for entertaining family & friends.

There is a ground floor W.C with pedestal wash basin, fully tiled and providing space for boot and coat storage.

The spacious kitchen diner has a range of fitted base and wall units and ample space for a dining suite. Spacious, light and airy with dual windows across the rear, garden and access to a large understairs storage cupboard.

There are four generous bedrooms to the first floor, two are double and two are single bedrooms with three offering fitted bedroom furniture.

From the central landing is a family bathroom with a three-piece suite benefitting from a power shower over the bath and fully tiled walls.

Stunning front and rear gardens are expertly manicured, a driveway and a garage offers off-road parking for two vehicles. The integrated garage benefits from a powered vehicle door to the front, and ample space for a works bench, storage and space for a vehicle, the newly installed Gas combi boiler is also located within this garage.

This property has been in the same ownership for the past 40 years, lovingly maintained and retaining many original features it is now ready for a new family to move in and update the accommodation to bring it in-line with the demands of modern-day living!

Located on the desirable Park Lane, Cottingham this property offers space and huge potential for redevelopment and modernisation!





PARTICULARS OF SALE

Entrance Lobby

1.59m x 1.75m (5'2" x 5'8")

A fully double glazed entrance porch, providing a convenient entrance to the property, sheltered from inclement weather. Great for cultivating plants and storing shoes!

Hallway

4.08m x 1.8m (13'5" x 5'11")

A bright and welcoming hallway, providing access to all ground floor rooms and a stairway up to the first floor accommodation. Laid to carpet, in a neutral décor and with a central heating radiator.

Study

4.88m x 2.4m (16'0" x 7'11")

A generously sized study located to the front of the property, this room is flooded with natural daylight from the full height window. Currently in use as a home office and music room but offers versatility for any purpose. Laid to carpet, offering neutral décor and a central heating radiator.

Sitting Room

4.15m x 3.79m (13'7" x 12'5")

A bright and spacious room flooded in natural daylight from the large picture window to the front elevation. Sliding, period glazed doors lead through to the dining room and allow daylight to flow from the South elevation. Laid to carpet, offering neutral décor and complete with a gas fire and central heating radiator.

W.C

2.37m x 1.18m (7'10" x 3'11")

Conveniently located from the entrance hallway, comprising of a pedestal wash basin, a closed-coupled toilet and fully tiled walls. There is a window to the side elevation and ample space for coat and boot storage.

Dining Room

2.93m x 3.03m (9'7" x 9'11")

Located to the rear of the property with a full-height picture window and double French doors out to the rear terrace. There are period, sliding glazed doors to the sitting room and direct access to the kitchen diner. Flooded with natural daylight, this is a bright and spacious room with wonderful views over the South-facing garden.

Kitchen Diner

4.94m x 2.81m (16'2" x 9'2")

A spacious, dual-aspect room to the rear of the property offering a fully-fitted kitchen with a range of base and wall units in white, there is a fan-assisted electric oven, an induction hob with extraction over and space for several white goods. The room offers a generous dining area and access to a large understairs store room.

Bedroom No. 1

4.11m x 3.75m (13'6" x 12'4")

A bright and spacious double bedroom with a large picture window to the front elevation, benefitting from a range of period fitted bedroom furniture and a walk-in closet.

Bedroom No. 2

3.91m x 3.36m (12'10" x 11'0")

Another bright and spacious double bedroom also with a large picture window to the front elevation, offering neutral décor and a walk-in closet.

Bedroom No. 3

3.03m x 3.06m (9'11" x 10'0")

A generous single bedroom located to the rear of the property, with a large and South-facing picture window offering wonderful views across the rear garden.



Bedroom No. 4

2.43m x 2.6m (8'0" x 8'6")

A further generous single bedroom located to the rear of the property, again with a large and South-facing picture window offering wonderful views across the rear garden and benefitting from fitted bedroom furniture.

Bathroom

1.68m x 2.44m (5'6" x 8'0")

Located to the rear of the property, this is a bright bathroom with fully-tiled walls in white. The 3 piece suite comprises of a close-coupled W.C, a large pedestal wash basin with Chrome mixer tap and a panelled bath tub with Chrome mixer tap and power shower over and a glass shower screen.

Landing

1.29m x 2.87m (4'2" x 9'5")

A bright and spacious central landing providing access to all first floor accommodation and the loft storage area.

Garden Front

Set across two areas separated by a driveway leading to an integrated garage. Both gardens are mainly laid to lawn and bordered with mature planting, with a wonderful collection of flowering plants and perfectly manicured shrubs.

Garden Rear

A large and South-facing garden, perfectly private with tall Laurel and Red Robin hedging. There is a large lawn bordered with mature planting, a paved terrace spans the full width of the property and leads onto a further terrace to the side of the property where there is a timber garden shed and the rear access door to the garage. This garden is flooded in un-broken and direct sunlight all day due to its South-facing orientation.

Garage

5.17m x 3.38m (17'0" x 11'1")

A spacious garage with power and lighting and a window to the side elevation, there is a powered vehicle door to the front driveway and a timber pedestrian door out to the rear terrace. There is a work bench, storage cupboards and ample space remains to park a vehicle.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

136.1 m²

1464 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

