



ROB LETTS

exp^{uk}

Mains Cottage, Seaton Ross

Offers Over £425,000

3 2 3



Situated on the quiet and highly desirable **Mains Lane in Seaton Ross**, Mains Cottage is a detached village home offering privacy, countryside views and a lifestyle that perfectly balances rural tranquillity with everyday convenience.

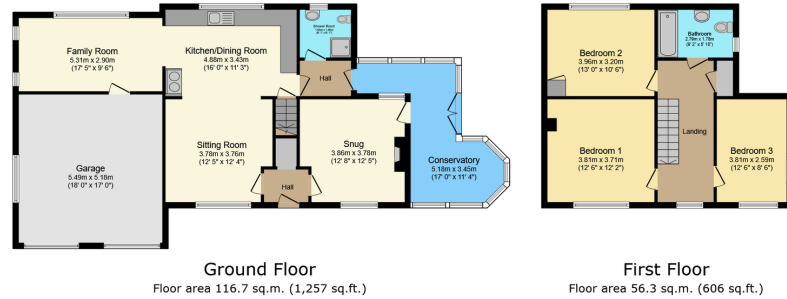
Set behind gated access, the property enjoys a generous driveway providing ample parking alongside a double garage. The gardens wrap around the front and side of the home, creating a private setting while taking full advantage of the open field views.

Inside, the home is centred around a welcoming **kitchen, dining and living space**, designed as the social hub of the house. A log burner with an oak beam above forms the focal point of the living area, while the space flows naturally into the kitchen and dining area, ideal for family life and entertaining. Additional living areas include a cosy snug, a conservatory overlooking the garden and a versatile family room, along with the convenience of a ground floor shower room.

Upstairs there are **three bedrooms and a family bathroom**, with the front rooms enjoying lovely countryside views.

Located within a friendly and well-connected village community, with countryside walks directly from the lane and easy access to nearby Pocklington, **Mains Cottage offers a wonderful village lifestyle in a peaceful rural setting.**





Total floor area: 173.0 sq.m. (1,862 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

- Detached village home on a peaceful no-through lane
- Open field views to the front
- Wraparound gardens providing privacy and space
- Gated entrance with large driveway and double garage
- Log burner with oak beam feature
- Snug, conservatory and additional family room
- Ground floor shower room for added convenience
- Countryside walks directly from the lane to Everingham
- Popular village with strong community and school bus services
- Quote RL0918 when enquiring about this property services



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 97 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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