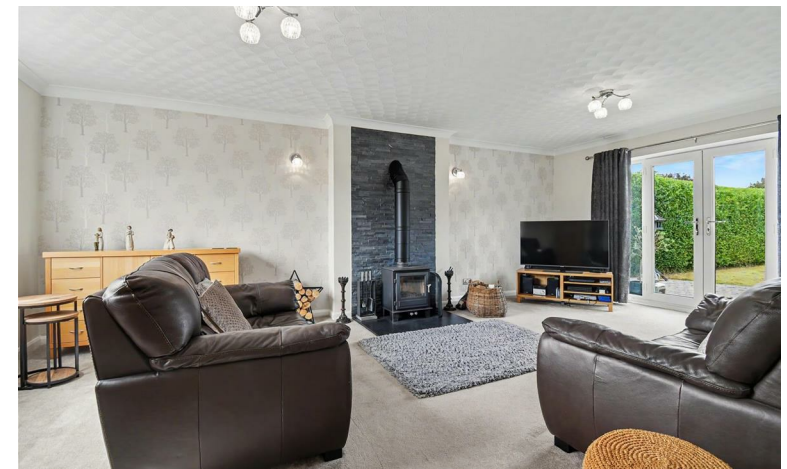




CARIHUELA, 15 EAST END

ULCEBY, DN39 6YS

£365,000
FREEHOLD

Four-bedroom detached home on an impressive 0.22-acre plot, recently upgraded throughout and situated on a quiet country lane in Kirmington. Featuring a new kitchen, log burner, integral garage, gated driveway and extensive parking, with Humberside Airport close by.



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CARIHUELA, 15 EAST END



DESCRIPTION

Offering excellent family accommodation with plenty of outside space, this impressive property has been thoughtfully upgraded throughout and provides a wonderful combination of modern living, generous proportions and a desirable village location.

The welcoming lounge features a charming log burner and French-style doors opening onto the outside space, creating a lovely light and inviting room. There is also a separate dining room, ideal for family meals and entertaining.

The newly fitted kitchen offers a modern and practical space, complemented by a separate utility room. The property provides four well-proportioned bedrooms, an integral garage and oil-fired central heating.

Externally, the property is particularly impressive, sitting on a substantial plot of approximately 0.22 acres with extensive off-road parking, a generous driveway and gated access. The large grounds offer plenty of scope for families, outdoor entertaining and those looking for additional space.

Situated in the sought-after village of Kirmington, the property enjoys a quiet country lane position whilst remaining conveniently placed for local amenities and excellent transport links, including being just a short distance from Humberside Airport.

An excellent opportunity to acquire a spacious, substantially upgraded detached home with a generous plot in a peaceful yet convenient Lincolnshire village setting.

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

KITCHEN

UTILITY

INTEGRAL GARAGE

DOWNSTAIRS W.C

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

FRONT AND REAR GARDENS

CARIHUELA, 15 EAST END





CARIHUELA, 15 EAST END

ADDITIONAL INFORMATION

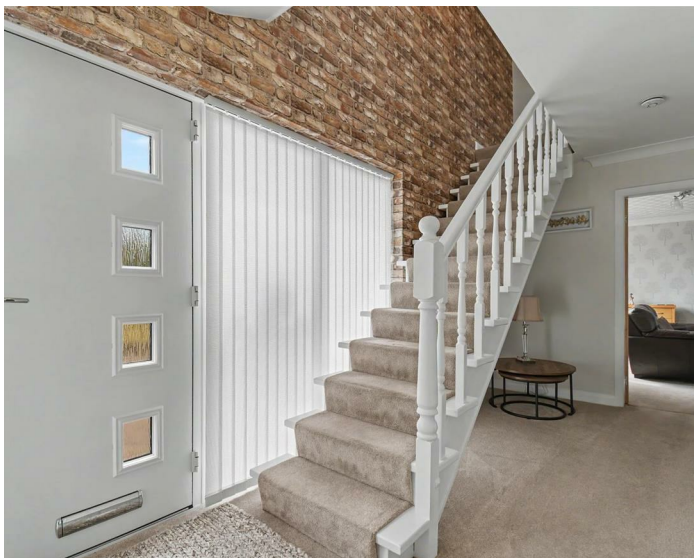
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Approximate Gross Internal Area
168.20 sq m / 1810.49 sq ft
(Includes Garage)
Garage Area 22.30 sq m / 240.03 sq ft

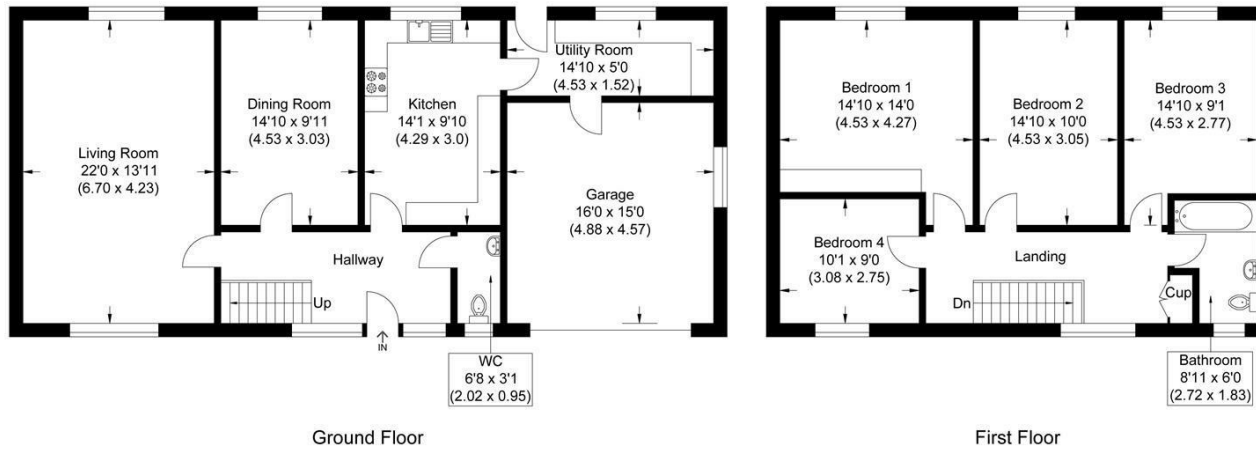


Illustration for identification purposes only, measurements are approximate, not to scale.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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