



ROB LETTS

exp<sup>uk</sup>

# Deans Lane, Pocklington

Guide Price £450,000

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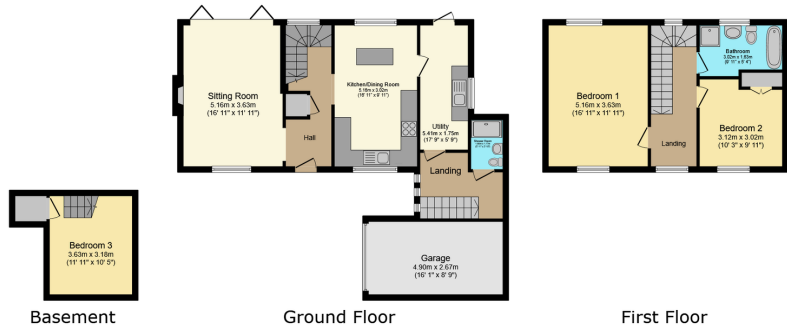
Tucked away on Deans Lane, a small one-way road just moments from Pocklington Market Square, this rare detached home offers something genuinely different in the heart of town. What really sets it apart is the feeling inside. Beautifully finished throughout, the property blends character, warmth and quality with a layout that works brilliantly for modern living.

The welcoming hallway leads into a gorgeous sitting room with a recessed log burner and bifold doors opening onto the landscaped garden, creating a home that feels cosy in winter and beautifully connected to the outside in summer. The dining kitchen is equally impressive, with granite worktops, Belfast sink, Quooker tap, integrated appliances and further bifold doors to the garden. Beyond this, the kitchen continues into a superbly finished practical space with integrated appliances, oak flooring, rear garden access and part-glazed roof.

A basement room offers excellent flexibility as a guest bedroom, teenager's room, snug or home office, complemented by a stylish ground floor shower room. Upstairs are two generous bedrooms, a modern bathroom and a stunning stained glass landing feature.

Outside, the landscaped garden, elegant summer house, parking and garage complete this unique Pocklington home.

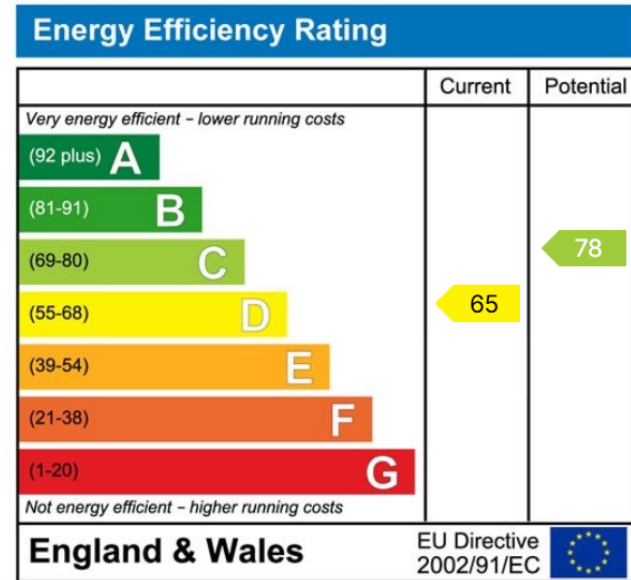




Total floor area: 130.6 sq.m, (1,406 sq.ft.)

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 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 home, steps from Pocklington Market Square.
- Beautifully finished throughout with real quality
- Granite worktops, Belfast sink, Quooker tap in kitchen
- Versatile basement room
- Beautifully landscaped rear garden & elegant summer house
- Stunning stained glass window on the landing.
- Gorgeous sitting room with recessed log burner
- Two generous first-floor bedrooms, stylish bathroom
- Off-road parking for two cars and attached garage.
- When enquiring about this property, please quote ref: RL0918



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