



ROB LETTS

exp[®] UK

Beverley Lane, Sancton

Guide Price £450,000

3 2 1



Set in a slightly elevated position on Beverley Lane in the charming village of Sancton, this attractive predominantly stone-built detached bungalow offers spacious and flexible single-level living on a generous plot of around **0.3 of an acre**.

The property has excellent kerb appeal, with a well-maintained front garden, block paved driveway providing ample parking, and access to a detached double garage with power and light.

Inside, the proportions are a real highlight. The accommodation includes an entrance hall, generous lounge with bay window and feature open fire, three good-sized bedrooms, bathroom, separate shower room, and a useful utility room.

The kitchen has been stylishly upgraded by the current owners and features a bright modern finish, white granite work surfaces and a large central island, creating a sociable and practical heart to the home.

Outside, the rear garden is a standout feature. Beautifully presented and mainly laid to lawn, with planted borders, block paved patio areas and pathways, it offers a stunning outdoor space that feels generous, private and well cared for.

Located close to Market Weighton and The Star at Sancton, this is a rare bungalow with space, charm, flexibility and a superb garden.

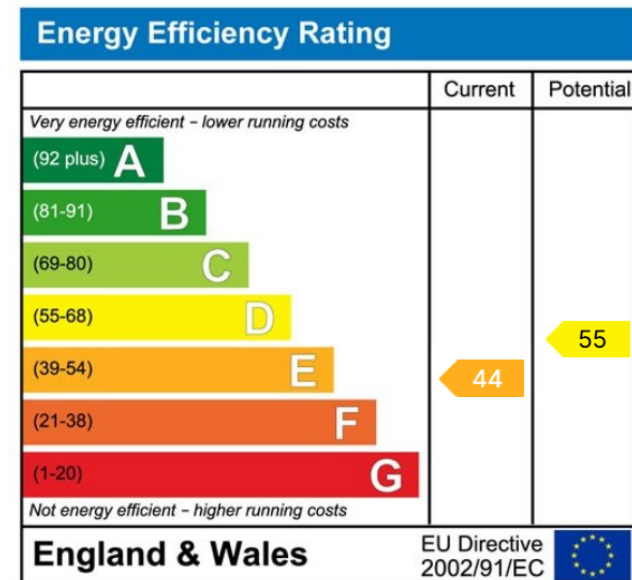


GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hergo 10/20

- Located on a s generous plot
- Stunning, well-presented rear garden
- Three good-sized bedrooms
- Bright modern kitchen with white granite work surfaces
- Large central kitchen island
- Bathroom plus separate shower room
- Detached double garage with power and light
- Block paved driveway with ample parking
- Village location close to Market Weighton and The Star at Sancton
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

exp[®] UK



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com