



2 Middledyke Lane, Cottingham
Cottingham

£350,000


lovelle





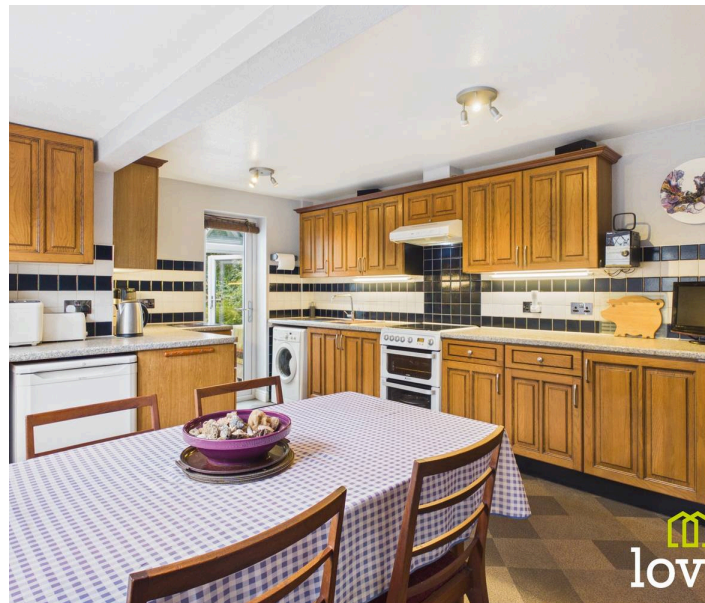
2 Middledyke Lane

Cottingham

A rare opportunity to acquire a deceptively spacious true bungalow that is situated on a substantial South facing plot. Originally constructed in 1816, the bungalow underwent a rebuild in 1973, and was further extended in 1982 and remodelled in 1993 to offer the extensive accommodation now on offer, with the more recent addition of the garden room.

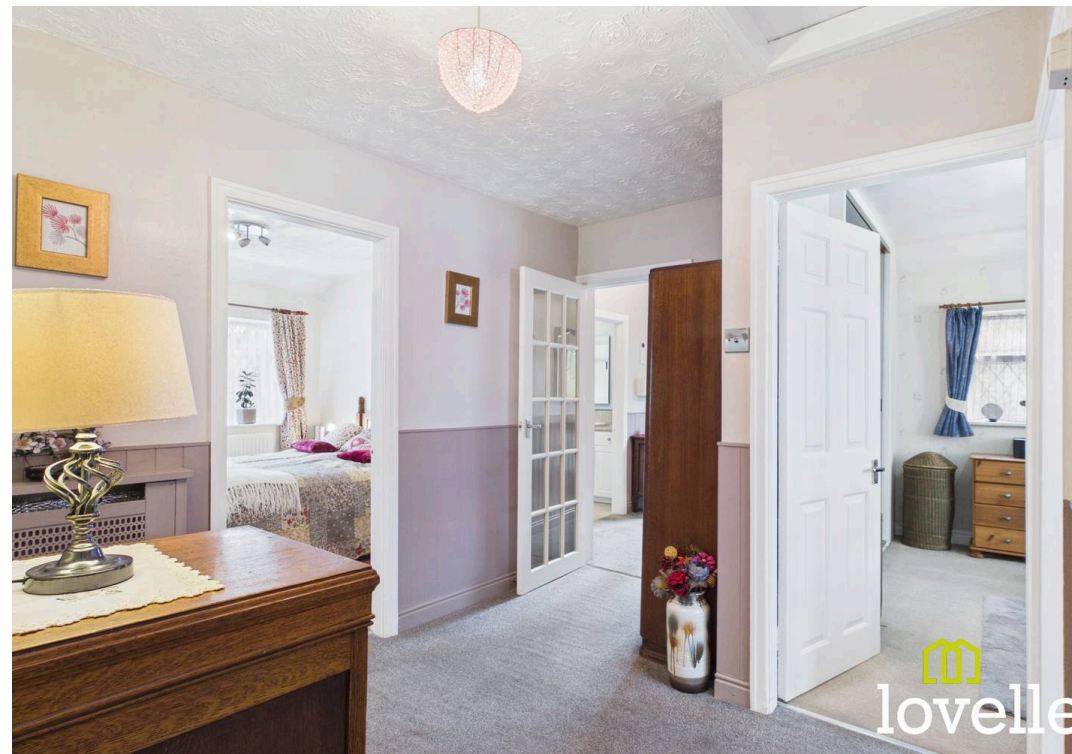
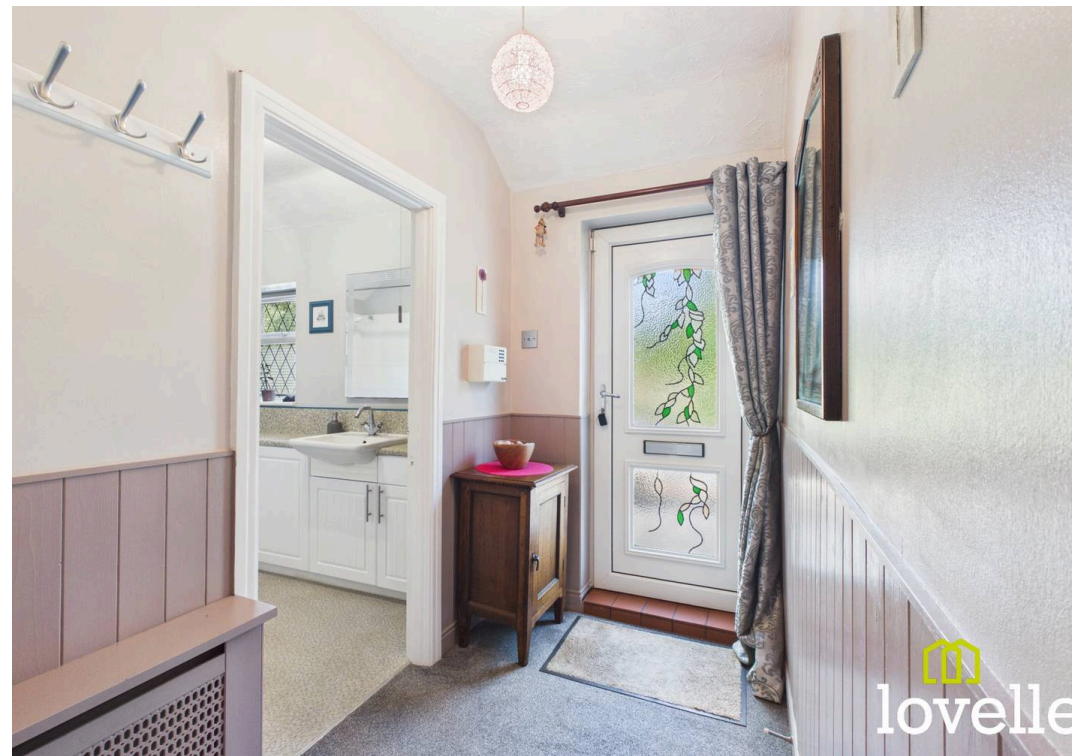
The property stands behind brick walling with a gated driveway providing ample off street parking for multiple vehicles. The driveway provides access to the two garages, car port and gated access to the rear garden with a large separate workshop/hobby room. Offering complete privacy at the rear, the sizable South facing rear garden offers an abundance of plants and trees and is tranquil space for relaxing and enjoying the sun.

Internally, the property offers around 1100sqft of well laid out accommodation. Situated to the rear of the bungalow is a large lounge and spacious dining kitchen. The bungalow also offers a study/hobby room and it is conveniently located off the lounge. The garden room is directly connected to both the kitchen and the lounge creating a lovely flowing space, and enjoys fantastic views across the garden.









The bedrooms and bathroom are all located to the front of the property. There are two good sized double bedrooms and a single bedroom, all benefitting from fitted sliding wardrobes. The bathroom offers a contemporary three piece suite and a good amount of storage. A unique property within close proximity to central Cottingham that must be viewed to appreciate all that is on offer!

Council Tax band: D

Tenure: Freehold

EPC Energy

Efficiency Rating: D EPC

Environmental Impact Rating: D

- Deceptively Spacious True Bungalow
- Substantial South Facing Plot
- Gated Driveway with Parking for Multiple Vehicles
- Two Garages, Car Port & detached Workshop
- Spacious Lounge, Garden Room & Study
- Immaculately Maintained Fitted Kitchen Diner
- Three Bedrooms All with Fitted Wardrobes
- Fitted Contemporary Bathroom
- Well Manicured Mature Rear Garden
- No Chain



Entrance Hall

7' 1" x 4' 6" (2.16m x 1.37m)

Entrance to the property is via a uPVC entrance door into the entrance hallway, with access to the bathroom & door leading to the inner hallway.

Hallway

10' 8" x 8' 2" (3.25m x 2.48m)

A spacious inner hallway providing access to the lounge, kitchen & the three bedrooms.

Lounge

16' 9" x 15' 2" (5.10m x 4.62m)

A generously proportioned lounge with sitting area & dining space. The focal point of room being a living flame gas fire with decorative tiled surround. Access to the study & garden room via uPVC sliding patio doors. Additional uPVC window to the side elevation & two central heating radiators.

Study

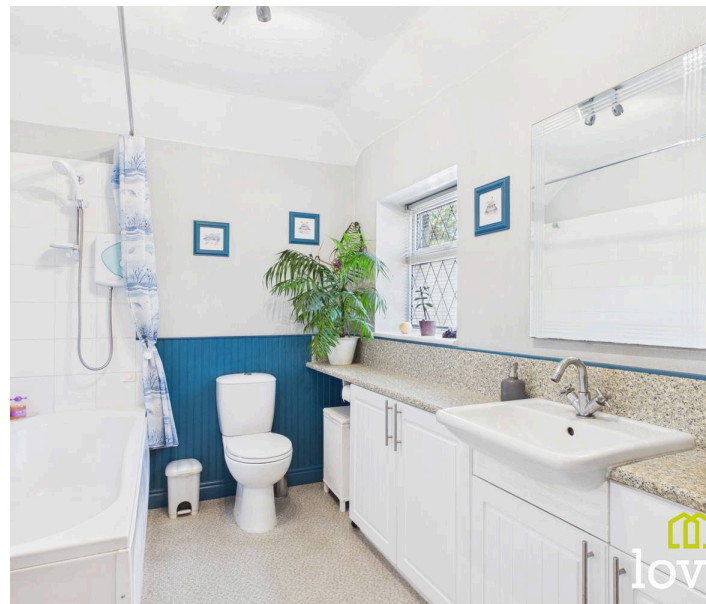
12' 11" x 5' 4" (3.93m x 1.62m)

Providing a great additional, versatile space that could be utilised as a study or hobby room. uPVC window to the side elevation & central heating radiator.

Kitchen Diner

16' 8" x 12' 3" (5.07m x 3.73m)

Fitted with a range of solid oak door wall & base units, a complementary worktop & tiled splashback. Spaces for multiple appliances including fridge, freezer, washing machine & free standing oven with fitted extractor above. uPVC door to the rear elevation leading to the garden room & additional uPVC window & door to the side elevation leading to the driveway. Storage cupboard housing a Ideal Logic boiler.





Garden Room

12' 9" x 11' 7" (3.89m x 3.53m)

Constructed of uPVC units with self-cleaning heat reflective glass to the roof & uPVC French doors to the rear elevation leading to the rear garden. The garden room can be accessed from both the lounge & the kitchen diner.

Bedroom One

12' 3" x 10' 8" (3.74m x 3.26m)

Spacious dual aspect double bedroom with a bank of sliding mirrored wardrobes, uPVC windows to the front & side elevations & a central heating radiator.

Bedroom Two

8' 7" x 10' 11" (2.61m x 3.33m)

Another spacious double bedroom, again with a bank of sliding mirrored wardrobes. uPVC window to the side elevation & a central heating radiator.

Bedroom Three

9' 5" x 5' 10" (2.86m x 1.78m)

Single bedroom with fitted sliding wardrobes, two uPVC windows to the side elevation & a central heating radiator.

Bathroom

9' 2" x 6' 11" (2.80m x 2.12m)

Generously proportioned three piece bathroom comprising bath with an electric shower over, close-coupled W.C. & a vanity unit to one wall, housing a semi-recessed wash basin. An additional laundry storage cupboard, uPVC window to the front elevation & a central heating radiator.





Workshop

17' 2" x 11' 7" (5.22m x 3.52m) Detached, brick built & insulated workshop over two rooms, with power & lighting.

Side Drive

This area consists of two extra-wide concrete sectional garages with up-and-over vehicle doors and a central car port. Both garages have windows, power & lighting, with one having a side pedestrian door to the rear garden; the carport has lighting. The drive is behind a paddock gate and provides off-road parking for a further two vehicles.





FRONT GARDEN

The property stands behind brick walling to the front perimeter with inset pedestrian gate, a further pedestrian gate to the side drive and an extra-wide vehicle gate leading to the driveway. The pedestrian gate leads to the front entrance door with the vehicle gates leading to the side driveway which has ample off street parking for a number of vehicles and can also accommodate larger vehicles such as a motorhome. The driveway provides access to the two garages and the car port. There is access to the side of the property via the kitchen and gated access to rear garden.

REAR GARDEN

An outstanding South facing garden with an abundance of mature planting and trees, having multiple seating and lawned areas. A secure pond enclosed between the garden room and a brick wall to the perimeter is positioned for relaxing and observing from the garden room. The large central seating area with nature pond is ideal for entertaining.

DRIVEWAY

5 Parking Spaces

This area consists of two extra-wide concrete sectional garages with up-&-over vehicle doors & a central car port. Both garages have windows, power & lighting, with one having a side pedestrian door to the rear garden; the carport has lighting. The drive is behind a paddock gate & provides off-road parking for a further two vehicles.

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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.

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 <https://www.lovelle.co.uk/privacy-policy/> 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.

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.



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