



VERITY
FREARSON

6 LUND LANE, KILLINGHALL, HG3 2BQ

£425,000

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Killinghall, HG3 2BQ

A beautifully presented and thoughtfully extended four-bedroom, two-bathroom semi-detached family home, occupying a highly sought-after position with attractive open countryside aspects.

The property is approached via a meticulously maintained, south-facing front garden, laid mainly to lawn with well-stocked planted borders and a stone-flagged patio area, creating an ideal space to enjoy the sun throughout the day and creating an excellent first impression.

Overall, this is a versatile and immaculately presented family home, combining generous accommodation, attractive gardens and a semi-rural outlook, all within a highly desirable setting.

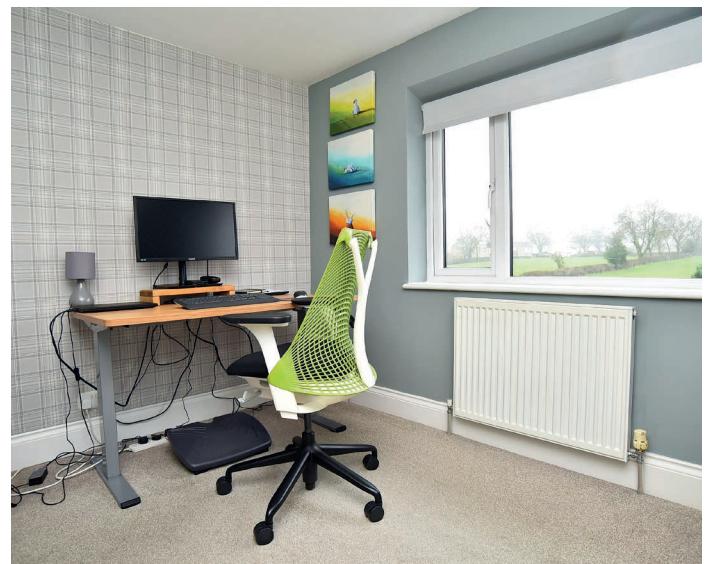


Sitting Room · Sunroom · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Private Lawned Garden







ACCOMMODATION

The accommodation opens through a side porch into a welcoming entrance hall and a spacious sitting room, centred around a feature fireplace housing a log-burning stove. A sliding door leads through to the sunroom, currently arranged to incorporate a home office area, though this could easily be reinstated as a single larger reception room. French doors open directly onto the front garden, enhancing the sense of light and connection to the outdoors.

To the rear of the property is a sociable dining kitchen, fitted with a range of units and offering ample space for a family dining table. A newly installed external door provides access to the rear garden. Adjoining the kitchen is a useful utility room with WC, providing additional storage and practicality for everyday family living.

The first floor comprises three well proportioned bedrooms, all enjoying good natural light, along with a contemporary house bathroom fitted with a modern white suite including a bath and separate shower enclosure.

The second floor reveals an impressive principal bedroom suite, occupying the entire level and benefitting from a vaulted ceiling, feature windows and rooflights which allow natural light to flood the space. The bedroom also enjoys useful eaves storage and is served by a stylish en-suite shower room, making it ideal as a principal bedroom or guest suite.

FLOOR PLAN



Total Area: 134.9 m² ... 1452 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

Externally, to the rear, the property enjoys a fully enclosed garden offering a good degree of privacy and open countryside views beyond. The garden is laid mainly to lawn with a generous stone patio, ideal for outdoor dining and entertaining. There is a timber garden shed and log store, with a pathway leading to a rear gate providing access to the single garage and private parking space beyond.

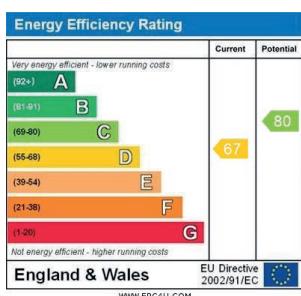
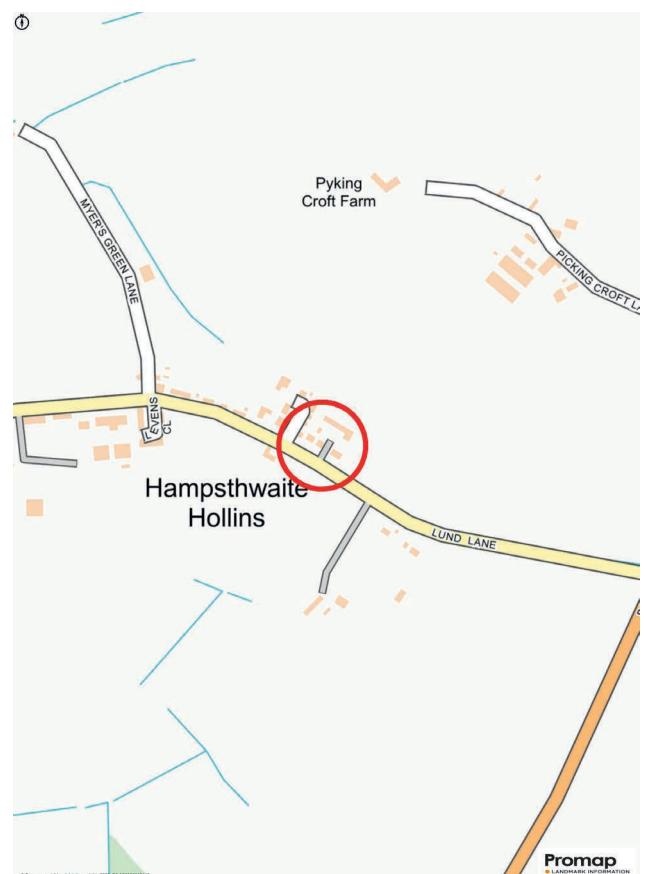
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



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