Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

Arun Vicar Lane

Offers In The Region Of £240,000

Easington, HU12 0TF

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Offered to the market with no onward chain this three bedroom detached bungalow set in a generous plot on this small lane located just off the village centre and within a short walk of the beach, having been tastefully updated throughout by the current owners to bring this spacious property up to more modern standards, providing a contemporary style home that is now ready for a new owner to move straight into and enjoy. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, lounge diner, re-fitted kitchen, combined utility/WC, bathroom with four piece suite and three good size bedrooms all with fitted wardrobes. Externally is a brick paved frontage with garage and car port providing lots of off street parking and to the rear is a large west facing garden with extensive patio area. This property is a great example for any buyer looking to relocated to this rural coastal village and must be viewed, contact our office today to arrange an appointment.

Hall
A uPVC front entrance door opens to an L-shaped central hallway that provides access to all rooms, with laminate flooring, two radiators, two built-in cupboards and access to a spacious loft that would lend itself to potential conversion if desired (subject to required consents & building regulations).

Lounge Diner 23'11" x 11'7" (7.30 x 3.55)
Front to back lounge diner with dual aspect uPVC windows and patio doors providing plenty of natural lighting along with access out onto the rear patio area. With laminate flooring, two radiators and a wall mounted electric fire.

Kitchen 10'2" x 11'11" (3.10 x 3.65)
Modern fitted grey kitchen with marbled effect worktops and splash backs housing a high level electric oven and microwave with separate electric hob with black extraction fan above, integrated fridge freezer and a 1.5 bowl composite sink and drainer with mixer tap. A uPVC window and door opens out onto the rear garden, with tiled flooring and a radiator.

Utility/WC 10'2" x 4'11" (3.10 x 1.50)
Combined WC and utility space fitted with a low level WC and basin along with a row of base units to match the kitchen which provide space and plumbing for a washing machine and dryer. With tiled splash backs and tiled flooring, radiator, uPVC window and a wall mounted gas combi-boiler.

Bathroom 10'2" x 6'6" (3.10 x 2.00)
Four piece bathroom comprising of a large shower cubicle with electric shower, bath with shower taps, vanity basin and WC. With tiled walls and tiled flooring, radiator and uPVC window.

Bedroom One 9'10" x 12'3" excl wr (3.00 x 3.75 excl wr)
Spacious double bedroom with fitted wardrobes to one wall, laminate flooring, radiator and a uPVC window to the front aspect.

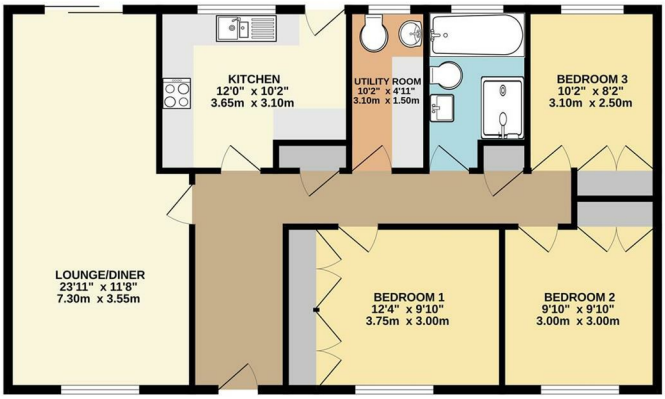
Bedroom Two 9'10" x 9'10" excl wr (3.00 x 3.00 excl wr)
Second front facing double bedroom with fitted wardrobes, radiator, laminate flooring and uPVC window.

Bedroom Three 10'2" x 8'2" excl wr (3.10 x 2.50 excl wr)
Good size third bedroom with fitted wardrobes, radiator and uPVC window.

Garage & Gardens 23 x 14'0" (7.01m x 4.27m)
The property is screened from the roadside via mature evergreen shrubs for year round privacy and has vehicle access onto a brick paved front driveway which also continues beside the property under a car port to give access to the garage and providing plenty of off street parking. A laid to lawn garden wraps around the far side of the property through to a large west facing garden at the rear, enclosed by fenced boundaries with various fruit trees and an extensive stone paved patio that spans the full width of the property. Seated within the gardens is a greenhouse and wooden shed for storage, along with a precast garage with up and over door to the driveway.

Agent Note
Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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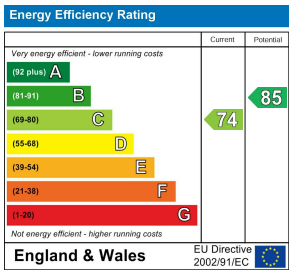
Energy Efficiency Graph



Tenure: Freehold

Council tax band C.

The property is connected to mains drainage and mains gas.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

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