



**Townend  
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

THE PADDOCK, MAIN STREET, REEDNESS, DN14 8EW  
ASKING PRICE OF £295,000







### SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village turn left and then at the "T" Junction turn right towards Reedness. On entering Reedness along Main Street proceed to the centre of the Village where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a much improved Detached Dormer Bungalow which is situated in the centre of the popular rural Village of Reedness ideally placed for Goole, Scunthorpe and both the M62 and M18 motorways. The spacious accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator, understairs cupboard and spindled staircase to the first floor.

#### CLOAKROOM

White contemporary suite comprising low flush WC with concealed cistern and vanity washbasin.





#### LOUNGE 14' 6" x 11' 9" (4.42m x 3.58m)

Recessed fireplace with dark oak surround housing cast iron wood burning stove on slate hearth. Large bow window to front and radiator.

#### DINING KITCHEN 24' 6" x 9' 0" (7.47m x 2.74m)

Comprising:

#### KITCHEN AREA 10' 9" x 9' 0" (3.28m x 2.74m)

Range of units comprising sink unit, base units with worktops having feature glass upstand, and wall cupboards. Plumbing for dishwasher. Rangemaster Classic range cooker with large Rangemaster extractor over. Concealed lighting.

#### DINING AREA 12' 9" x 9' 0" (3.89m x 2.74m)

Radiator and French doors leading to:

#### SUN ROOM 13' 0" x 8' 9" (3.96m x 2.67m)

Radiator, downlighters and French door leading to the patio area and rear garden.

#### FRONT BEDROOM 11' 9" x 10' 3" (3.58m x 3.12m)

Large free standing wardrobe and radiator.

#### SHOWER ROOM

White contemporary suite comprising walk in shower with dual shower heads, vanity washbasin and low flush WC with concealed cistern. Mirror fronted cabinet and heated towel rail.

#### FIRST FLOOR

#### LANDING

This is approached via the spindled staircase from the entrance hall and opening from the galleried landing which has a linen cupboard are:

#### FRONT BEDROOM 14' 9" x 14' 6" (4.5m x 4.42m)

Radiator.

#### FRONT BEDROOM 14' 9" x 10' 3" (4.5m x 3.12m)

Radiator.

#### CLOAKROOM

White contemporary suite comprising low flush WC and vanity washbasin. Mirror fronted cabinet and radiator.





### TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and driveway from Main Street which provides ample additional off street parking.

The property stands in delightful gardens to front and rear which extend to approximately 0.29 Acres.

There is a lawned area to front with well stocked borders and gravelled areas, fruit trees, timber framed vegetable plots and an ornamental pond together with Indian Stone patio area at the rear.

Timber SUMMERHOUSE with patio area housing HOT TUB.

GREENHOUSE and Poly TUNNEL.

### LAUNDRY ROOM 8' 6" x 4' 6" (2.59m x 1.37m)

Range of units comprising Belfast sink, base units with worktops and wall cupboards. Plumbing for auto washer.

### BOOT ROOM 4' 0" x 4' 0" (1.22m x 1.22m)

### BOILER ROOM 8' 6" x 5' 3" (2.59m x 1.6m)

Oil central heating boiler and hot water cylinder.

### SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

The property has the benefit of Solar Panels to the roof and an electric Vehicle charging point.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.







## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	72 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Ground Floor



First Floor

