



CPH

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CHARTERED SURVEYORS  
*For over 30 years*

28 Laking Lane, Wold Newton

Offers Over £230,000



- SPACIOUS, MODERN STYLE SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS WITH EN-SUITE SHOWER ROOM TO THE MASTER
- OPEN PLAN LIVING/DINING ROOM & CONSERVATORY
- STUNNING FAR-REACHING COUNTRYSIDE VIEWS
- OFF-STREET PARKING & LAWNED/DECKED GARDENS TO THE REAR
- NESTLED WITHIN THE IDYLIC VILLAGE OF WOLD NEWTON
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

We are delighted to present this well-appointed three-bedroom, two-bathroom semi-detached house, perfectly positioned on the edge of the charming village of Wold Newton, enjoying picturesque views over open countryside and farmland to the rear.

Set within the heart of the beautiful Yorkshire Wolds, this impressive family home combines modern comforts with a tranquil rural setting, while remaining within easy reach of Hunmanby and Filey. Upon entering, you are greeted by an entrance hall with an open staircase leading to the first floor. The ground floor offers a generous through lounge and dining area, ideal for both relaxing and entertaining, complemented by a quality fitted wood kitchen with a variety of units. The addition of a conservatory to the rear provides a light and airy space, perfect for enjoying the peaceful outlook with double doors out to the rear gardens. Upstairs, the property boasts three well-proportioned double bedrooms, offering ample space for family living or visiting guests. The master bedroom benefits from a modern en-suite shower room, while the contemporary house bathroom serves the remaining bedrooms, ensuring convenience and comfort for all.





## GROUND FLOOR

### Hall

12' 2" x 6' 3" (3.70m x 1.90m)

### Lounge

13' 5" x 11' 2" (4.10m x 3.40m)

### Dining Room

11' 10" x 9' 10" (3.60m x 3.00m)

### Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

### Conservatory

13' 9" x 8' 6" (4.20m x 2.60m)

## FIRST FLOOR

### Landing

### Master Bedroom

12' 10" x 11' 2" (3.90m x 3.40m)

### En-suite to the Master Bedroom

6' 7" x 4' 11" (2.00m x 1.50m)

### Bedroom Two

11' 6" x 9' 6" (3.50m x 2.90m)

### Bedroom Three

9' 10" x 7' 10" (3.00m x 2.40m)

### Bathroom

6' 7" x 5' 11" (2.00m x 1.80m)

### HMRC

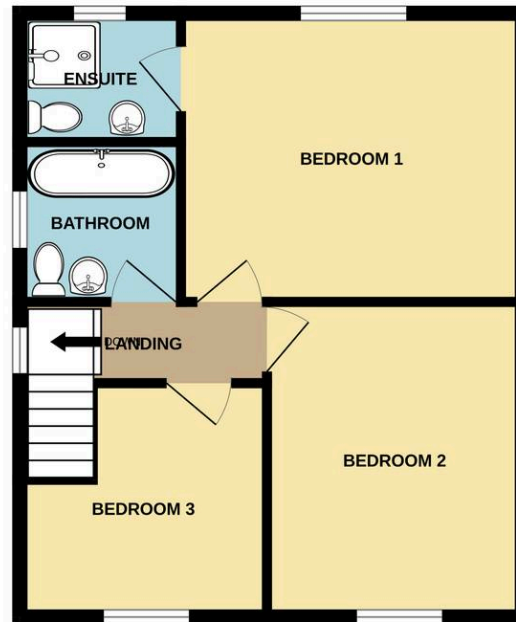
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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## Interested?

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With you every step of the way



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