



Mill House Woods Lane, Cottingham
OIRO £440,000





KEY FEATURES

- Four bedrooms
- Detached
- Garage with workshop area
- Ample off street parking
- Summer houses and sheds
- Two reception rooms
- Open plan living
- Currently set up for multi generational living
- Private garden
- Total area 166 square metres
- EPC rating TBC



DESCRIPTION

An exquisite four bedroom family home in Cottingham that is currently designed for multi generational living but will just as easily convert back to a traditional family home. This property has been lovingly maintained by the current owners, and its quality is second to none. The property has also benefited from a new roof in 2025, offering peace of mind and long term durability for years to come.

Step into the generous grand hallway, a two quarter winder staircase leads to the first floor and a window allows light to flow down into the room. The hallway also provides access to the ground floor rooms and storage cupboard. To the front of the property are two reception rooms. The first reception room boasts dual aspect windows flooding the room with daylight. Tastefully decorated this is currently used as the ground floor lounge. Next is the slightly larger reception room with box bay window to the front of the property. Currently used as the ground floor bedroom and features a bank of fitted wardrobes that can be easily removed if required. The ground floor is served by a shower room featuring low flush toilet, hand basin and shower cubicle. The tiling is neutral enhancing the light feel of this room. To the rear of the property is a large open plan kitchen / living / dining area opening to the rear garden. The kitchen features a mix of base and wall units in a blush pink with complementing white counter tops and feature white doors. The island is in blush pink with contrasting black granite countertop. The kitchen benefits from integrated appliances including eye level dual ovens, induction hob with extractor, dishwasher and sink with mixer tap. The kitchen opens to the living and dining spaces. With windows over looking the garden and two sets of French doors providing access directly to the garden allowing for indoor outdoor living.

To the first floor are four bedrooms and house bathroom. The first bedroom boasts over 20 square metres of space filled with light from dual aspect windows to the front and back of the property. This room is currently utilised as the first floor living room but can serve as the principle bedroom. The next two bedrooms both enjoy views to the front elevation and are both generous double rooms. The fourth bedroom to the rear of the property is currently used as the first floor kitchen. The kitchen features a mix of wall and base units in blue and white with complementing white countertops with blue mosaic tiling to splash areas. Integrated appliances include fridge freezer, double ovens, microwave, hob with extractor above and sink with mixer tap. If required the kitchen can be removed to return this room back to a bedroom. The first floor is served by the house bathroom featuring three piece suite comprising of bath with shower over, low flush toilet and hand basin. The bathroom also features plumbing and power for white goods.

To the outside of the property is a secure front garden and driveway providing off street parking for multiple vehicles. The driveway leads to the car port and garage. The garage can be accessed via side personnel door. To the rear of the property is a beautiful enclosed rear garden featuring a decked area and several patio areas for seating. A lawned area features a range of established flower beds with a mix of planting, shrubs and bushes. Two summer houses provide extra space and a shed provides storage. Spending time in this garden allows you time to relax, unwind and get lost in tranquillity. The property has also benefitted from a new roof in 2025 ensuring longevity for years to come.

Call Lovelle to discuss the benefits this property has to offer and book your viewing today!





PARTICULARS OF SALE

Entrance

3.03m x 3.72m (9'11" x 12'2")

Entrance to the property is via a wooden entrance door into a porch, with additional uPVC entrance door into the fabulous entrance hall. The hall provides access to the ground floor reception rooms, shower room and has stairs leading to the first floor accommodation.

Lounge

5.77m x 3.54m (18'11" x 11'7")

Currently utilised as a ground floor bedroom, this generously proportioned room boasts a large bay window to the front elevation filling the room with natural light. It is fitted with an extensive bank of fitted wardrobes, has coving to the ceiling and two radiators.

Dining / Sitting Room

3.56m x 3.7m (11'8" x 12'1")

A light and airy dual aspect reception room with uPVC windows to the front and side elevations, coving to the ceiling and central heating radiator.

Open Plan Living Dining Kitchen

2.67m x 3.29m & 6.04m x 2.77m & 2.32m x 4.61m

A fabulous open plan living space that enjoys views across the beautifully manicured rear garden. There is ample space for sitting and dining spaces as well as a modern fitted kitchen. The kitchen is fitted with a range of wall and base units, as well as a central island. Integrated appliances including an eye level double oven, induction hob with extractor above, dishwasher and a composite one and a half bowl sink and drainer with mixer tap.

Shower Room

0.83m x 2.94m (2'8" x 9'7")

Fitted with a three piece suite comprising shower cubicle, low flush WC and vanity unit with semi recessed wash hand basin. Part tiled floor, vinyl flooring and electric heated towel rail.

First Floor Accommodation

Bedroom One

5.44m x 3.5m (17'10" x 11'6")

Currently utilised as a lounge to the first floor, this spacious dual aspect room boasts windows to both the East and West elevations! There is ample storage space, coving to the ceiling and two central heating radiators.

Bedroom Two

3.78m x 3.73m (12'5" x 12'2")

Generous double bedroom with uPVC window enjoying views to the front elevation, coving to the ceiling and central heating radiator.

Bedroom Three

3.77m x 3.39m (12'5" x 11'1")

Another double bedroom, again with ample storage, uPVC window to the front elevation and central heating radiator.

Bedroom Four (currently utilised as kitchen)

3.79m x 2.97m (12'5" x 9'8")

This fourth double bedrooms is currently utilised as a kitchen to the first floor accommodation. It is fitted with a contemporary range of units, including an eye level Neff double oven and microwave, integrated fridge freezer, induction hob with extractor above and a one and a half bowl stainless steel sink and drainer with mixer tap. Feature tiled splashback, spotlights to the ceiling, uPVC window to the rear elevation and modern vertical radiator.



Bathroom / Utility

2.57m x 2.15m (8'5" x 7'1")

Fitted with a three piece suite comprising bath with shower over and glass screen, low flush WC and wash hand basin set within a countertop above base units, with space for a washing machine and dryer. uPVC window to the rear elevation and heated towel rail.

External

Frontage

Walled to the front with gate providing access. A driveway for several vehicles leads to the garage and car port. Plum slating to the front of house and established hedging to the side.

Garage

6.47m x 3.02m (21'2" x 9'11")

A generous garage with workshop area. Window to the side elevation into the garden. Side personnel door to the rear garden.

Rear Garden

A generous private garden with decked area from the house and mature gardens to the rear. The garden benefits from two summer houses and a shed. The lawned garden features decorative flower beds containing a mix of established planting, shrubs and bushes. To the rear of the garden one of the summer houses has a tiled patio perfect for relaxing, unwinding and enjoying the views of the garden. Throughout this garden are areas to transport you to a tranquil oasis.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

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.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

186.5 m²
2008 ft²

Balconies and terraces

36.4 m²
392 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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