

Shonga Garth Lane, Hook, Goole, DN14 5NR
£355,000
EPC: C

Marketed with no upward chain is this three bedroom detached bungalow located in a popular residential area in the highly regarded village of Hook. The property offers substantial accommodation and good size gardens including a spacious entrance hall, L-shaped lounge/dining room, separate dining area and modern fitted kitchen, rear lobby/utility room, cloaks, three bedrooms and a bathroom. Complimenting the property further are well maintained gardens, a halfmoon driveway, an attached garage and separate detached garage and two useful loft rooms. A viewing is highly recommended to see the potential of what the property has to offer.

- NO UPWARD CHAIN
- Detached bungalow
- Three bedrooms
- Spacious accommodation
- L-shaped lounge/dining room
- Open plan kitchen and dining area
- Two useful loft rooms
- Attached garage
- Separate detached garage to rear
- Viewing is an absolute must!

DESCRIPTION
This three bedroom detached bungalow incorporates gas central heating, uPVC double glazing and solar panels (owned outright), and offers spacious accommodation comprising;

ENTRANCE PORCH
4'11" x 4'3"
uPVC entrance door. Timber glazed door leads into the hallway.

HALLWAY
8'2" x 9'10"
Storage cupboard. Loft access with a pull down loft ladder providing access to the two loft rooms. Coving to the ceiling. One central heating radiator.

LOUNGE
17'0" x 12'3" plus 9'3" x 12'8"
L-shaped lounge/dining room. A brick fire surround housing a gas fire. Glazed doors lead into the separate dining area. Coving to the ceiling. Two central heating radiators.

DINING AREA
15'4" x 10'0"
uPVC sliding patio doors lead into the rear garden. Coving to the ceiling. Two central heating radiators.

KITCHEN
10'5" x 13'1"
A range of modern fitted base and wall units having shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, and a four ring ceramic hob with a stainless steel cooker hood over. Integrated double oven and fridge. Plumbing for an automatic washing machine. Coving to the ceiling.

REAR LOBBY/UTILITY ROOM
7'7" x 7'10" max.
Fitted storage cupboards. Plumbing for an automatic washing machine under a laminated work surface. Tiled floor. Timber glazed door leads to the rear of the property.

W.C.
4'8" x 4'2"
A modern white suite comprising a wash hand basin and low flush WC inset into a vanity unit with storage under. Tiled walls and floor.

BEDROOM ONE
13'5" x 12'6"
To the front elevation. Fitted wardrobes along one wall. Coving to the ceiling. One central heating radiator.

BEDROOM TWO
11'10" x 12'3"
To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM THREE
11'6" x 10'1" max.
To the side elevation. Recessed wardrobe. Coving to the ceiling. One central heating radiator.

BATHROOM
5'5" x 7'0"
A modern white suite comprising a walk in shower cubicle with a mains fed shower, and a vanity unit housing the wash hand basin and low flush WC with storage under. Tiled walls and floor. Coving to the ceiling. One central heating radiator.

LOFT ROOM
6'7" x 13'1"
Accessed from the loft ladder in the hallway. Eaves storage space. Doorway into the second loft room.

SECOND LOFT ROOM
21'6" x 8'11"
Roof window to the side elevation. Storage cupboard. Eaves storage space. Coving to the ceiling.

ATTACHED GARAGE
10'6" x 17'5"
An attached brick built garage with a metal up and over vehicular door to the front and a timber personnel door to the rear. Light and power. Wall mounted gas central heating boiler.

DETACHED GARAGE
10'1" x 19'7"
Located at the rear of the attached garage is a further detached concrete sectional garage with a metal up and over door to the front and timber side personnel door. Light and power.

GARDENS
To the front of the property there is a half moon driveway providing two entrances/exit points off Garth Lane for off street parking and access to the attached garage along the right hand side and the carport. The garden is laid to lawn with mature shrubs and raised brick planters. A timber gate to the right hand side provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a paved seating area. Mature shrubs and bushes and plum tree. Timber summer house and a timber garden shed.

Ground Floor

Approx. 143.4 sq. metres (1543.3 sq. feet)



First Floor































