



2 WELLINGTON GROVE

ULCEBY, DN39 6AU

£300,000
FREEHOLD

SHOW HOME PERFECTION WITH BESPOKE UPGRADES THROUGHOUT... Built by the renowned Keigar Homes in 2022, this stunning detached residence has been thoughtfully reimagined by the current owners to create a home of exceptional quality, style and sophistication. From the spectacular open-plan living space with premium NEFF appliances, quartz worktops and a feature log-burning stove, to the luxurious principal suite and beautifully landscaped gardens complete with a fully insulated garden cabin, every detail has been carefully considered. Combining contemporary elegance with energy-efficient living, this truly is a turn-key home that stands head and shoulders above the rest. A rare opportunity to own one of the finest examples of the sought-after Haywood design in this popular village location



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DESCRIPTION

Built in 2022 by the highly regarded Keigar Homes, this exceptional detached family home showcases the sought-after Haywood design and has been thoughtfully enhanced by the current owners to create a stylish, contemporary living space.

Originally designed as a four-bedroom property, the fourth bedroom has been cleverly incorporated into the third bedroom to create a luxurious dressing room/sitting area. Should additional bedroom space be required, it can easily be reinstated.

The heart of the home is the impressive open-plan L-shaped kitchen, living and dining area, which has been reconfigured to maximise space and natural light. French doors open onto the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living. The kitchen is finished to a superb specification with integrated NEFF appliances, elegant quartz worktops, an inset stone sink and a feature log-burning stove, while attractive travertine limestone flooring runs throughout the ground floor. Comfort is ensured with underfloor heating and an energy-efficient air source heat pump.

The first floor offers beautifully presented bedrooms alongside a stylish family shower room, while the entire top floor is dedicated to an impressive principal suite. This private retreat features a spacious bedroom, en-suite shower room, dressing area and Velux windows that enjoy delightful views across the village and towards the church.

Outside, the property is equally impressive. The front garden is attractively landscaped with decorative shrubs and flowering plants, complemented by a driveway providing parking for two or more vehicles. A side gate leads to the meticulously maintained rear

garden, where established borders, specimen trees and colourful planting create a peaceful setting. A generous patio sits directly outside the French doors, while the pergola (available by separate negotiation) offers an attractive covered seating area for entertaining.

A standout feature is the fully insulated garden cabin, complete with plastered walls and electrics, making it ideal as a home office, studio or reading retreat. An adjoining storage shed provides valuable additional storage.

Situated in a highly desirable village location, the property offers the perfect balance of countryside living and convenience. Its close proximity to Humberside Airport makes it particularly appealing for frequent travellers and aviation enthusiasts alike.

This beautifully upgraded home combines modern luxury, energy-efficient living and versatile accommodation, making it an outstanding choice for families and professionals alike.

ENTRANCE HALLWAY

KITCHEN/DINING/LOUNGE

L shaped room with French style doors onto the garden

FIRST FLOOR HALLWAY

W.C

BEDROOM TWO

BEDROOM THREE

FAMILY SHOWER ROOM

BEDROOM ONE WITH DRESSING AREA

ENSUITE

GARDENS, DRIVEWAY AND CABIN

2 WELLINGTON GROVE





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ADDITIONAL INFORMATION

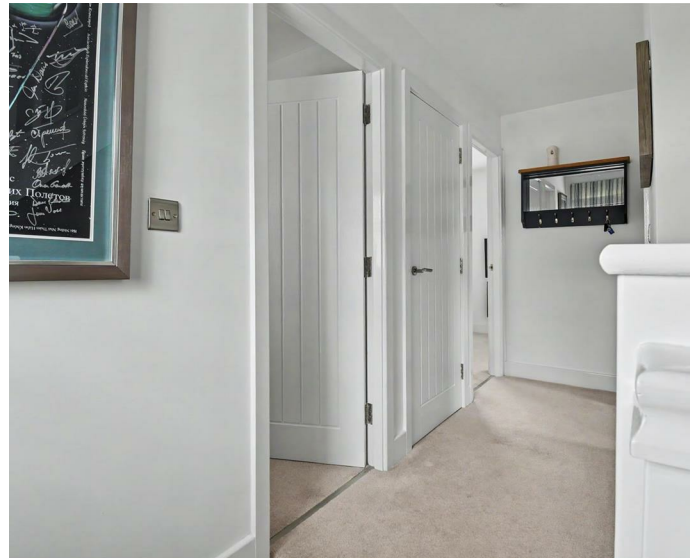
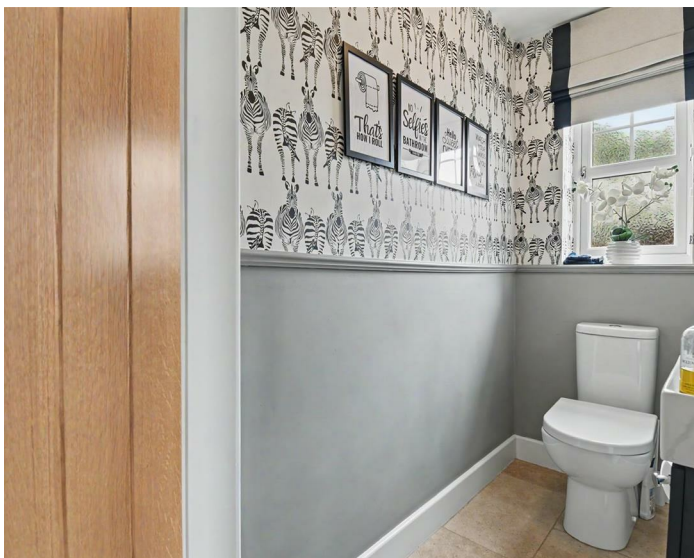
Local Authority –

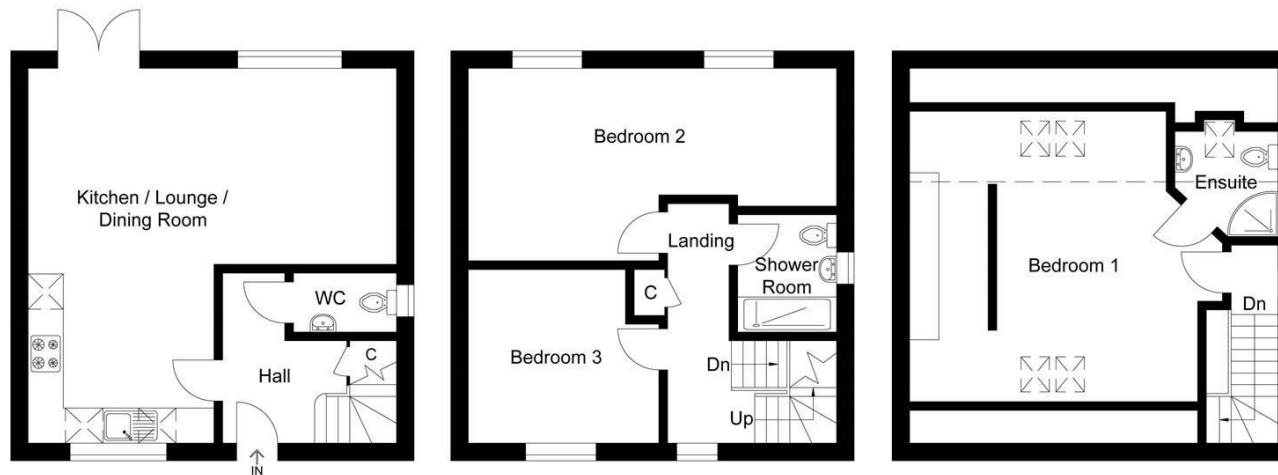
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1216.33 sq ft

Tenure – Freehold





Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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