



38 Carr Lane, Leven, Beverley, HU17 5LN  
£385,000





# 38 Carr Lane

Beverley, HU17 5LN

- SPACIOUS BUNGALOW WITH THREE BEDROOMS AND UNSPOILED OPEN FIELD VIEWS
- TWO BATHROOMS
- BEAUTIFUL MATURE REAR GARDEN
- VILLAGE LOCATION
- 21 FT CONSERVATORY
- FLEXIBLE LAYOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES

Downsize without compromise – a spacious bungalow with sweeping countryside views in the heart of Leven.

This delightful three-bedroom bungalow offers the perfect blend of comfort, convenience, and charm. Set back from the road and with a private rear garden, the property provides a wonderful sense of privacy while remaining within easy reach of local amenities.

Inside, the home features a spacious and light-filled lounge, a well-appointed kitchen and three generously sized bedrooms. The bathroom is modern and tastefully finished, while ample storage and a practical layout make the home ideal for couples, families, or downsizers alike.

Outside, the property boasts an attractive rear garden with lawn and patio areas – perfect for outdoor entertaining or simply enjoying the peace and quiet of village life. A private driveway provides off-road parking and access to a single garage.

With its welcoming feel, versatile accommodation, and idyllic setting, this bungalow presents a rare opportunity to enjoy relaxed rural living within easy reach of nearby towns and transport links.

Book your viewing, get in touch today!



£385,000



## ACCOMMODATION COMPRIMES

Downsize without compromise – a spacious bungalow with sweeping countryside views in the heart of Leven

Imagine stepping into a home that offers all the space you need, yet with the ease and comfort of single level living. This beautifully presented bungalow does just that. Combining generous interiors, a flexible layout and a glorious garden that looks out over unspoilt fields. It's the ideal choice for those seeking a simpler lifestyle without giving up on quality or charm.

The welcoming lounge flows seamlessly into an impressive 21ft conservatory, where natural light pours in and French doors open directly onto the mature rear garden. Whether hosting family, enjoying quiet mornings with a coffee, or watching the sunset across open countryside, this is a space to savour.

The layout is easily adaptable, offering two comfortable double bedrooms plus a versatile third room, perfect as a guest suite, dining room or home office. The principal bedroom enjoys the luxury of its own ensuite, while a modern main bathroom and a well equipped kitchen with room for dining complete the picture.

Outside, there's ample parking for visitors on the private driveway, alongside a garage for convenience. But the true highlight is the garden, established, private, and framed by far reaching views you'll never tire of.

Life in Leven is relaxed yet connected. The village offers everyday essentials – from a shop and pub to sports facilities and regular bus links – all within walking distance. Beverley's historic charm and cultural scene are just minutes away, while the coast and Yorkshire's open countryside sit ready for weekends of exploration.

This is more than a move, it's a lifestyle upgrade. A chance to embrace village living, enjoy peace and privacy, and downsize in style.

Book your viewing, get in touch today!

### ENTRANCE HALL

Composite entrance door with privacy glass panel, two ceiling lights and luxury vinyl flooring.

14'3" x 7'5" (4.36m x 2.27m)

### BATHROOM

Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, uPVC side aspect privacy window, low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and a chrome towel radiator.

6'6" x 5'9" (2m x 1.77m)

**BEDROOM ONE**

11'10" x 8'5" (3.63m x 2.59m )  
Wooden door with chrome handles, carpeted floor, triple light fitting, front aspect uPVC double glazed window, fitted wardrobes and furniture.

**BEDROOM TWO/DINING ROOM**

14'0" x 8'6" (4.29m x 2.60m )  
Wooden door with chrome handles, carpeted floor, triple antique brass light fitting and a front aspect uPVC double glazed window.

**PRINCIPAL BEDROOM**

18'8" x 9'8" (5.69m x 2.96m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes and furniture.

**ENSUITE SHOWER ROOM**

6'11" x 5'3" (2.12m x 1.61m )  
Wooden door with chrome handles, vinyl flooring, central ceiling light, chrome towel radiator, low flush WC, vanity unit with wash hand basin, ceiling mounted extractor fan, shower cubicle with mixer shower and a wall mounted vanity unit and mirror.

**LOUNGE**

14'11" x 13'4" (4.57m x 4.07m )  
Wooden door with chrome handles, carpeted floor, triple brass light fitting, uPVC sliding patio door to the conservatory.

**KITCHEN**

11'10" x 11'8" (3.62m x 3.56m )  
Wooden door with chrome handles, uPVC door with glass panel, four pendant light fittings, luxury vinyl flooring, rear aspect uPVC double glazed window, side aspect uPVC double glazed bay window, integrated electric oven and grill, four ring induction hob with extractor above, splash back tiles, undercounter fridge and dishwasher, drainer sink with mixer tap, a range of wall and base units.

**CONSERVATORY**

21'2" x 16'7" (6.46m x 5.08m )  
uPVC and glass construction with uPVC side door with glass panel, uPVC French doors to the rear garden, pendant light fitting, ceiling light, tiled floor and laminate flooring. Fitted cupboards, plumbing for a washing machine, under counter space for a freezer and dryer.

**GARAGE**

18'9" x 9'0" (5.72m x 2.75m )  
With electric up and over door, uPVC window with privacy glass panel and pendant light fitting.

**EXTERIOR**

To the front a gravel and flagged driveway and parking area with lawn and mature tree, hedge surround and wrought iron gate. To the rear a flagged patio and side path with lawn, mature borders, fence surround, shed, wooden gate and greenhouse.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

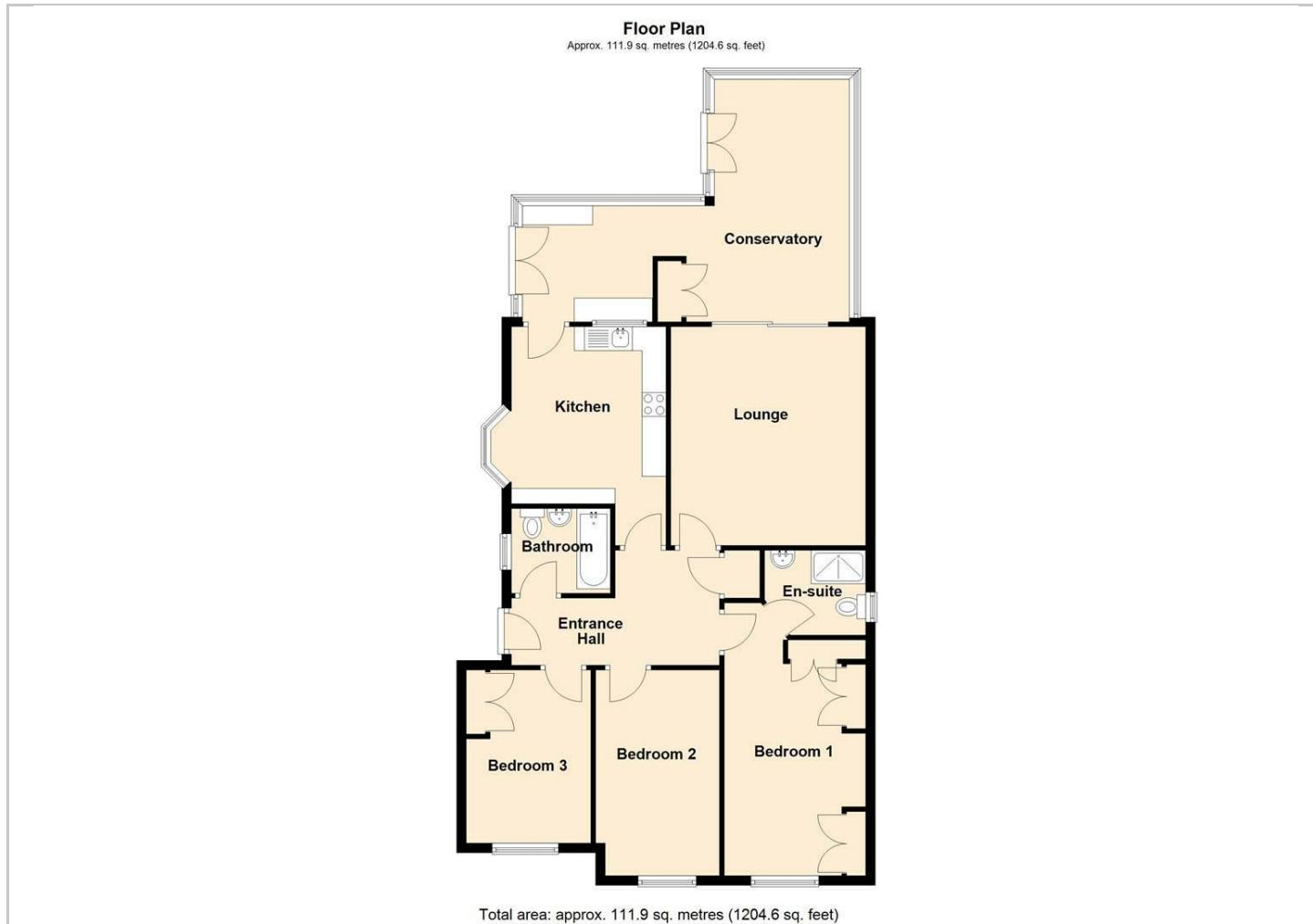
**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

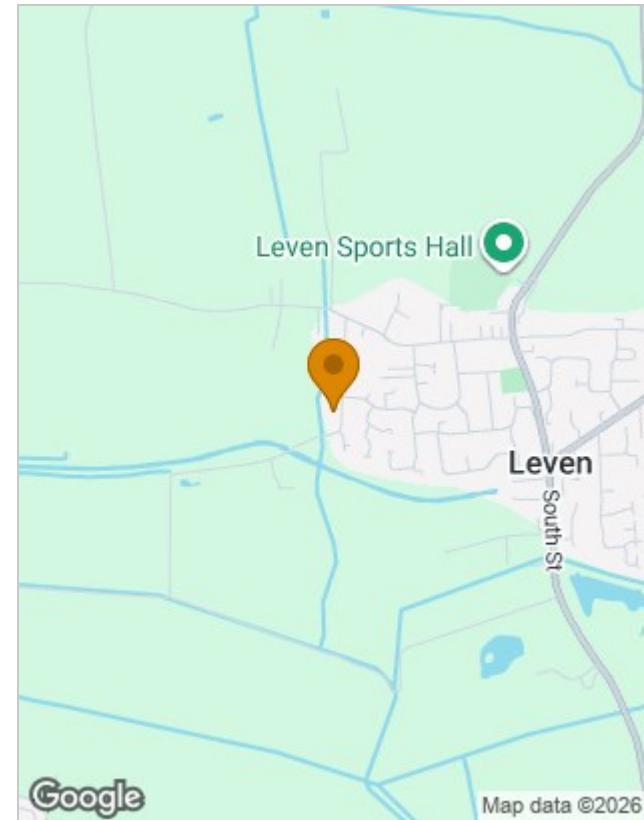
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



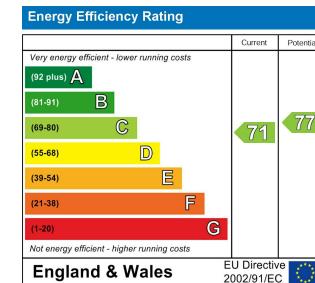
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.