



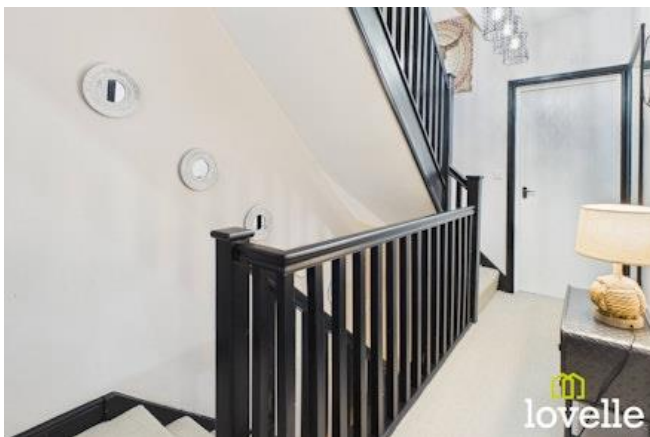
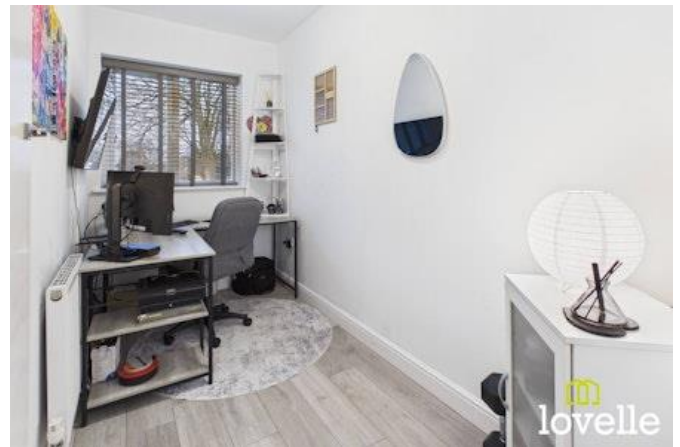
Inglemire Lane, Cottingham, East Riding of Yorkshire  
Asking Price £240,000





## KEY FEATURES

- Excellent Family Home
- Popular Cottingham Location
- Four Bedrooms
- Close to Several Schools
- Ground Floor W.C / Laundry
- Private South-Facing Garden
- Large Reception Room
- Three-Storey Living
- Off-Road EV Charging / Parking
- Solar Panel System
- Principal Bedroom with Ensuite
- EPC rating A



## DESCRIPTION

Welcome to this spacious, four-bedroom property on Inglemire Lane, Cottingham. Situated close to several schools and on major transport links, this three-storey house offers ample living accommodation for the whole family.

On the ground floor is a welcoming Entrance Hall, from this you will find a guest W.C and laundry room providing space for laundry appliances.

There is a stylish family kitchen with polished granite worksurfaces atop Shaker-style base units, providing a great area to cook as a family and offering a breakfast bar and seating.

There is a large Living Dining room with French doors leading out to the South-facing private garden.

To the first floor are two large double bedrooms, a family bathroom and a generous single bedroom / home office with a window to the rear overlooking the private garden.

Finally on the second floor you will find the principle suite with ensuite bathroom, fully fitted with custom bedroom furniture this is the perfect place to escape to unwind.

Outside the property is a driveway to the front providing off-road parking and EV charging for two vehicles.

To the rear and side of the property is an enclosed private garden offering a large, decked patio area, perfect for unwinding and hosting guests.

There is an area laid to lawn and a gravelled area to the rear wall, this South-facing garden provides space for the whole family relax to enjoy the outdoors.





## PARTICULARS OF SALE

### Entrance Hallway

**1.01m x 5.66m (3'4" x 18'7")**

You enter the property through a composite UPVC double glazed door to a welcoming hallway, providing access to the Ground Floor W.C and laundry Room, Kitchen, spacious Living / Dining Room and a carpeted flight of stairs rising to the first floor. The flooring is laid to LVT and there is a central heating radiator.

### Ground Floor W.C & Laundry

**0.97m x 2.55m (3'2" x 8'5")**

Fitted with a two-piece suite comprising of a close-coupled W.C and pedestal wash basin, there is a window to the front elevation fitted with Venetian blinds. There is provision for a stacked-arrangement washing machine and tumble dryer, the décor is neutral, there is cushion flooring and a Central heating radiator.

### Kitchen

**2.4m x 4.17m (7'11" x 13'8")**

To the front of the property and with a window onto the front parking area, this is a spacious kitchen offering a range of high-gloss wall and base units with polished granite worksurfaces atop. There is a fan-assisted electric oven, a four-ring halogen hob with externally vented extraction over and space is provided for a dishwasher and larder-style fridge/freezer. There is a breakfast bar with seating for two, the LVT flooring continues from the Entrance Hallway and the room is illuminated with spot downlights. The recently serviced, gas fired Ideal 30i combi boiler is discreetly located within a wall unit within this room.

### Living / Dining Room

**4.65m x 5.85m (15'4" x 19'2")**

To the rear of the property, this spacious family Living Dining room offers modern décor, complimented with a light wood-effect flooring. The room is filled with natural light from two uPVC double glazed windows and the uPVC double glazed French doors, which lead to a South-facing private garden. The windows and doors are dressed with both Venetian blinds and curtains, there are several spot downlights and there are two central heating radiators in this room.

### Middle Landing

**2.06m x 3.97m (6'10" x 13'0")**

With a carpeted floor and neutral décor, this landing area provides access to the first-floor accommodation of three bedrooms and a family bathroom, a further carpeted staircase leads to the second floor accommodation.

### Family Bathroom

**2.06m x 1.75m (6'10" x 5'8")**

Fitted with a matching, modern, three-piece suite comprising of a panelled bath with shower over, a close-coupled W.C and a pedestal wash basin with Chrome mixer tap. There is a central heating radiator, LVT flooring and extraction. A window to the front elevations provides natural daylight, Venetian blinds are custom fitted to this window.

### Bedroom No. 4 / Office

**1.65m x 3.35m (5'5" x 11'0")**

A spacious single bedroom or generous home office, with a South-facing uPVC window offering views across the private garden. The room is lights and airy, the room is laid to wood-effect flooring and there is a central heating radiator.

### Bedroom No. 3

**2.37m x 4.16m (7'10" x 13'7")**

Located to the front of the property, this is another generous double bedroom with a carpeted floor, central heating radiator, wardrobes and a uPVC double glazed window with views across the front of the property, with custom-fitted Venetian blinds.

### Bedroom No. 2

**2.81m x 5.78m (9'2" x 19'0")**

To the rear of the property, this spacious double bedroom is laid to a carpeted floor, there is a central heating radiator, wardrobes and a uPVC double glazed window, fitted with custom Venetian blinds, offering views across the rear garden.

### Top Landing

**1.03m x 1.31m (3'5" x 4'4")**

To the top of the second flight of stairs, providing access to the Principal Suite on the second floor.

### Principal Bedroom

**2.57m x 6.11m (8'5" x 20'0")**

The principal bedroom is located on the second floor, the décor is neutral and calming and the room is filled with natural daylight from the two Velux rooflights. There is panelling to the lower third of the walls, a range of custom-built fitted wardrobes are on offer, there is wood-effect flooring, a central heating radiator and access to the ensuite bathroom.

### Ensuite Bathroom

**0.8m x 2.74m (2'7" x 9'0")**

Complimenting the principal bedroom, this bathroom comprises of a fully-tiled walk-in shower enclosure with Thermostatic mixer valve, a close-coupled W.C, a pedestal wash basin with Chrome mixer tap and a vanity unit with storage over. There is LVT flooring, Chrome towel rails, extraction and a central heating radiator.

### Outside Front

The front of the property is laid to block-set paving, there is off-road parking for two vehicles and E.V rapid charging points. To the right boundary is decorative iron railings and to the left is established hedging. There is a pedestrian gate on the corner of the front elevation, providing access to the rear garden.

### Outside Rear

Accessed either from the front garden via a pathway alongside the house or via the double French doors from the living / Dining room. This is a spacious and private south facing garden, there is a raised terrace area leading directly from the property leading down to a decked patio, there is an area laid to lawn in the middle of the garden and a gravelled area to the rear which also provides hardstanding for the timber garden shed.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



**Ground Floor W.C. & Laundry**  
0.97 x 2.55 m  
3'2" x 8'4"

Floor 0



**Family Bathroom**  
2.06 x 1.75 m  
6'9" x 5'9"

Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

108.7 m<sup>2</sup>

1170 ft<sup>2</sup>

**Reduced headroom**

6.3 m<sup>2</sup>

68 ft<sup>2</sup>

(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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