



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **41A Lawson Avenue, Cottingham, HU16 4EX**

### **Offers over £260,000**

Nestled in the charming village of Cottingham, Lawson Avenue presents a delightful opportunity to acquire a desirable detached true bungalow. This well-appointed residence boasts two spacious bedrooms, including a master suite complete with an ensuite shower room, ensuring comfort and privacy for its occupants.

The property features a welcoming lounge, perfect for relaxation or entertaining guests. The layout is thoughtfully designed for those seeking the convenience of ground floor accommodation, making it an ideal choice for families, retirees, or anyone looking to enjoy easy living.

Outside, the bungalow is complemented by off-street parking at the front, providing both convenience and security. The generous rear garden offers a tranquil space for outdoor activities, gardening, or simply unwinding in the fresh air.

Cottingham is renowned for its excellent schools and a variety of local amenities, including supermarkets, restaurants, and cafes, all within easy reach. This vibrant community enhances the appeal of this lovely home, making it a perfect place to settle down.

In summary, this detached bungalow on Lawson Avenue is a rare find, combining comfort, convenience, and a prime location in one of the most sought-after villages. Do not miss the chance to make this charming property your new home.



## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

13'1 max x 11'11 max (3.99m max x 3.63m max)  
with feature fireplace



### BREAKFAST KITCHEN

13' max x 12'2 max (3.96m max x 3.71m max)

With a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine and patio doors to rear garden.



### BEDROOM 1

12'2 max x 11'5 max (3.71m max x 3.48m max)  
with fitted wardrobes



### ENSUITE

with low level WC, hand basin and shower cubicle with over head shower, tiled to splash back areas



### BEDROOM 2

9'7 max x 8'8 max (2.92m max x 2.64m max)  
with fitted wardrobes



### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with over-head shower attachment, tiles to splash back areas.



### OUTSIDE

The front of the property is paved, providing offstreet parking.  
The rear garden is mainly laid to lawn with a timber shed.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

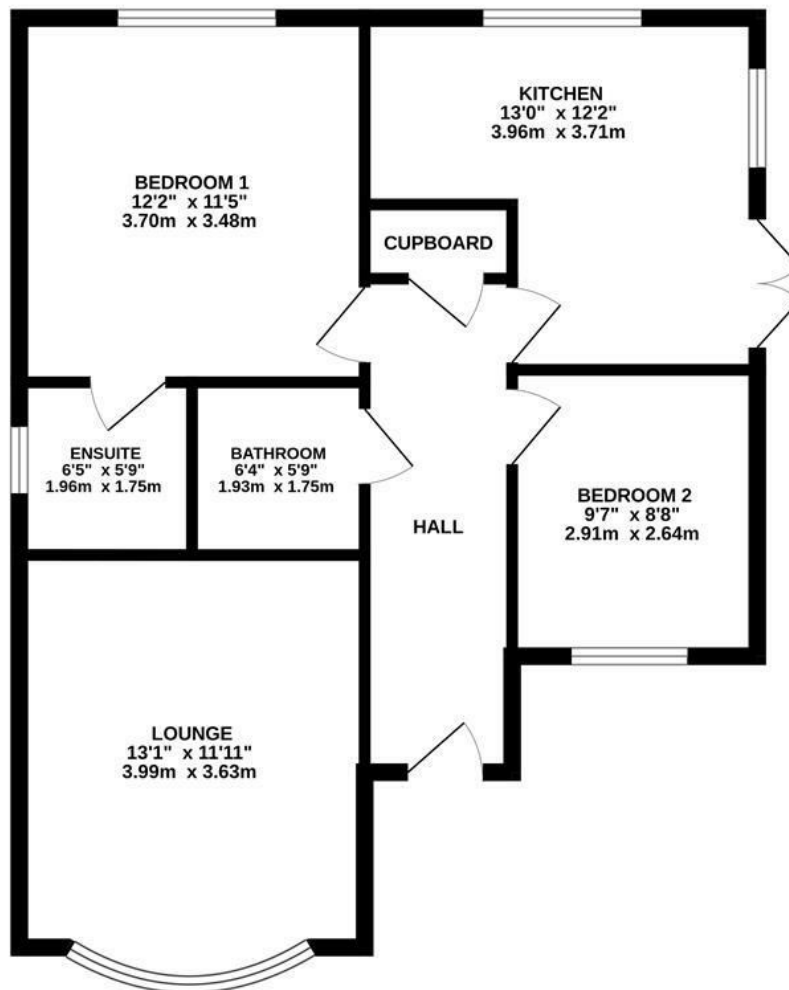
### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

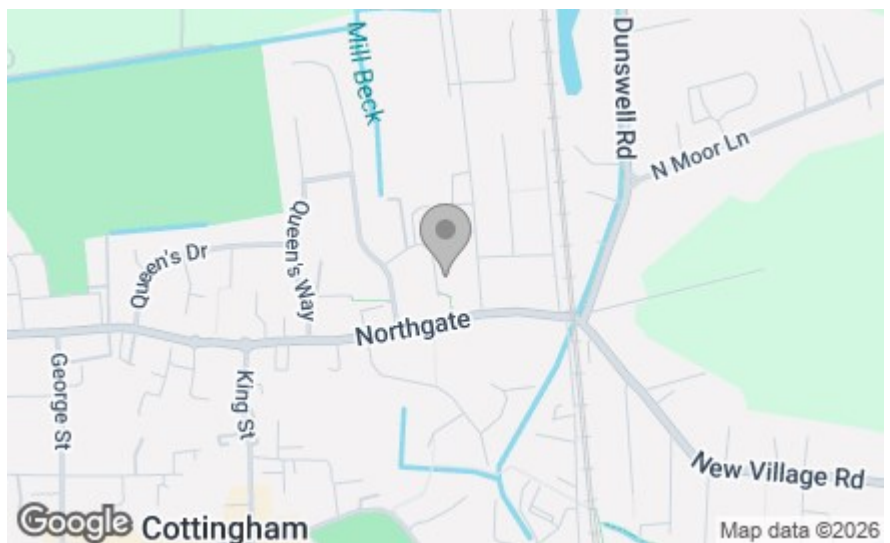
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		