Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



# 1 Enholmes Lane

## £200,000

Patrington, HU12 0PP

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Beautifully presented three bedroom semi-detached cottage on the edge of the village overlooking open fields and enjoying a good size garden at the rear along with a private driveway offering parking space for multiple cars. With uPVC glazing and gas central heating in place the property comprises: hallway, lounge, utility space, ground floor bathroom, rear entrance lobby and a fitted kitchen, with three bedrooms to the first floor and a brick outbuilding at the rear. Offered to the market with no onward chain and available to view via appointment only.











**Entrance Lobby**
A uPVC door opens to a front entrance lobby with stairs rising to the first floor landing and a radiator.

**Lounge 13'1" x 14'11" (4.00 x 4.55)**
Pleasant living room with a uPVC window to the front aspect and radiator.

**Utility 6'2" x 5'8" (1.90 x 1.75)**
Re-purposed under-stairs-storage cupboard with a side facing uPVC window, worksurface with plumbing below for a washing machine and being fitted with a number of shelves for storage.

**Kitchen 11'5" x 10'9" (3.50 x 3.30)**
Good size kitchen fitted with a range of white gloss base units with wood effect work surfaces and tiled splash backs, built-in electric oven and hob, 1.5 bowl stainless steel sink and drainer with mixer tap, space for an under counter fridge, radiator, laminate flooring and a uPVC window.

**Bathroom 12'1" x 5'4" (3.70 x 1.65)**
Ground floor bathroom with a roll top bath with mains fed shower above, pedestal basin and low level WC. Plastic cladding walls and lino flooring, radiator and an obscured glass uPVC window.

**Rear Lobby**
Rear entrance lobby with a uPVC door to the garden.

**Bedroom One 13'1" x 12'5" (4.00 x 3.80)**
Double bedroom with a radiator and uPVC dormer window.

**Bedroom Two 11'9" x 10'9" (3.60 x 3.30)**
Second double bedroom with radiator and uPVC window.

**Bedroom Three 9'4" x 8'6" (2.85 x 2.60)**
Single bedroom with a uPVC window and radiator.

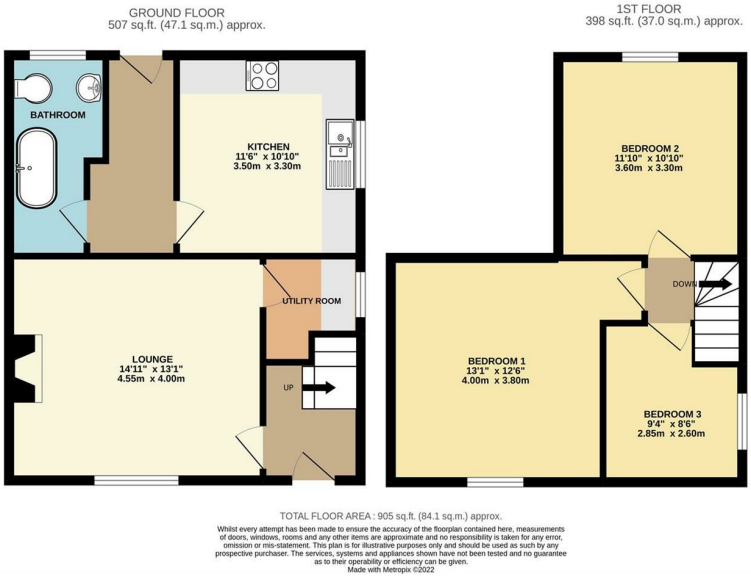
**Garden**
A large gravelled front driveway provides off street parking for multiple cars, with a brick paved patio area adjoining the back of the house leading onto a brick built outbuilding. To the rear there is a good size laid to lawn garden that is well screened by mature hedging for added privacy.

**Agent Note**
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

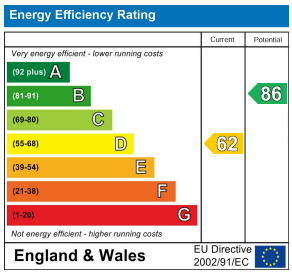
Please note this property is a Crown property and there may specific statutory conditions and legal constraints which will be dealt with by your legal representative.







## Energy Efficiency Graph




**Tenure:** Freehold

Council tax band A.

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