



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 1 Enholmes Lane

£200,000

Patrington, HU12 0PP



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**

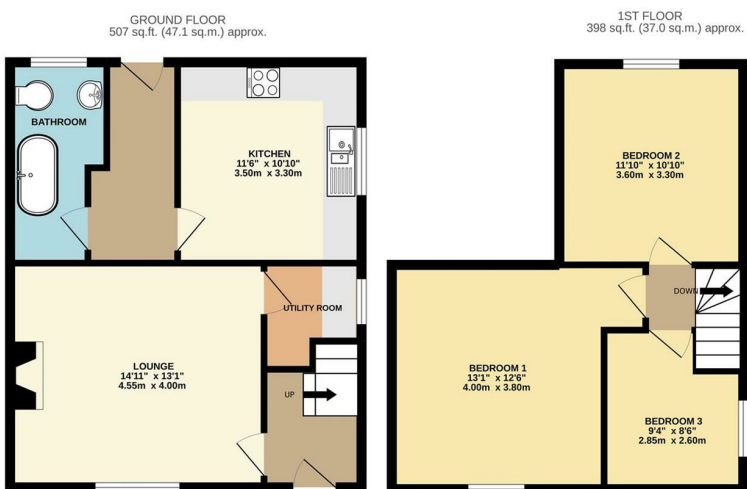
A large gravelled front driveway provides off street parking for multiple cars, with a brick paved patio area adjoining the back of the house leading onto a brick built outbuilding. To the rear there is a good size laid to lawn garden that is well screened by mature hedging for added privacy.

**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.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Graph**

Tenure: Freehold

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		86	62
EU Directive 2002/91/EC			

Council tax band A.

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