



2 Southfield Close, Ulceby, DN39 6UN

Offers In Excess Of £375,000

Huge amount of house on a superb south facing plot tucked away on a private road. This home has a great amount of space, ideal for a family with multiple reception rooms, one previously used as a games room. Upstairs we have four double bedrooms, three bathrooms, the main bedroom is particularly special with a Juliette balcony overlooking the fields behind.

Positioned on the edge of the popular village of Ulceby, this home sits on a private drive serving just four homes. It has a drive in and out U shaped drive with gates to the side giving further access to parking and detached garage. The gardens are generous with ample space for families.

Available to view and buy with no chain and vacant possession which is rarer on this type of home, please contact us for more information or to book an appointment to view.

Entrance 16'4" x 6'2" (4.98 x 1.89)

Lounge 16'4" x 11'4" (4.98 x 3.46)



Dining room 10'5" x 11'4" (3.18 x 3.46)



Sitting room 11'1" x 9'1" (3.38 x 2.79)



Sun room 12'0" x 23'5" (3.66 x 7.15)



Family room 19'1" x 18'2" (5.84 x 5.56)



Utility room 10'0" x 7'1" (3.07 x 2.17)



Kitchen 12'6" x 14'4" (3.83 x 4.37)



Utility 10'0" x 10'7" (3.07 x 3.24)

W.C.

Landing 12'6" x 17'6" (3.83 x 5.35)

Bedroom one 27'1" x 18'2" (8.26 x 5.56)



En suite 7'2" x 6'6" (2.20 x 2.00)



Bathroom 8'5" x 8'0" (2.58 x 2.45)



Bedroom two 14'4" x 11'4" (4.37 x 3.47)



Bedroom four 12'6" x 8'1" (3.83 x 2.48)

Outside



Garage 26'6" x 13'8" (8.08 x 4.17)



En suite 7'4" x 4'9" (2.26 x 1.47)

Bedroom three 14'4" x 9'1" (4.37 x 2.78)



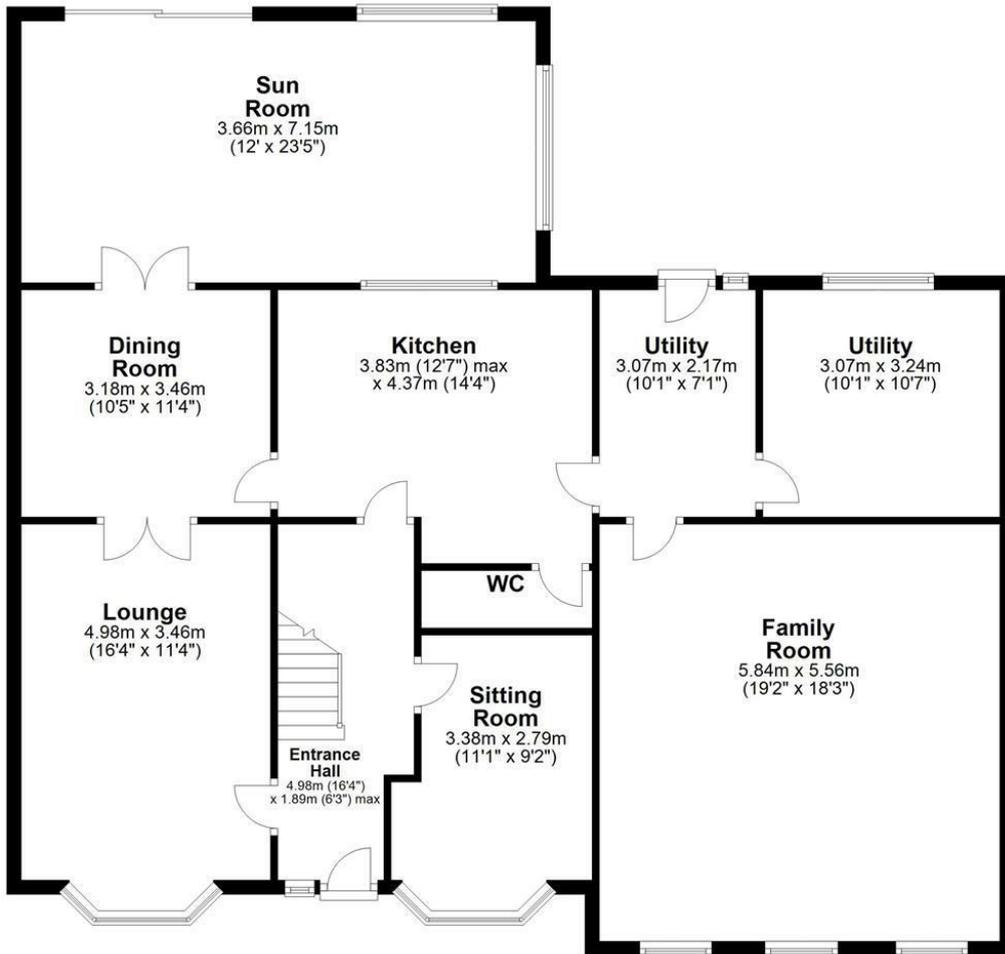
Note

Any potential buyer should be advised that the land immediately to the rear of the house has been subject to outline planning permission for new homes.

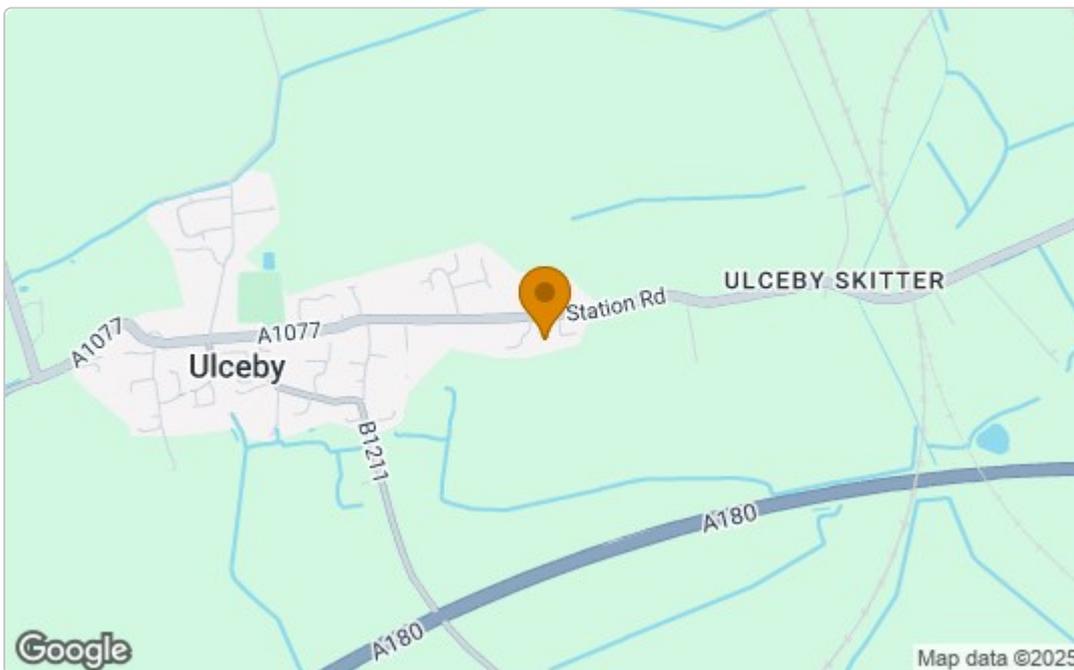
Floor Plan

Ground Floor

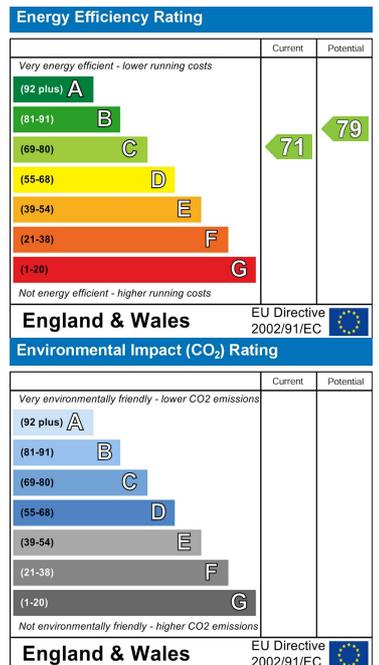
Approx. 143.5 sq. metres (1544.5 sq. feet)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.