



38 Carr Lane, Leven HU17 5LN
£360,000

- Three bedroomed detached bungalow
- No onward chain
- Large westerly facing conservatory
- Westerly facing garden overlooking open paddocks
- Sought after village location
- Master bedroom with en-suite
- Extensive parking and garage
- EPC Rating: C
- Council Tax Band: D

A fabulous detached bungalow offering great flexibility of living space and in a superb position having a westerly aspect to the rear which benefits both the garden and conservatory which overlook open paddocks. Situated in the much sought after village of Leven which lies equidistant between Beverley and the East Coast, this attractive property also boasts a master bedroom with en-suite shower room. Much loved and having been updated over time the property has extensive parking and a single garage. Offered to the market with no onward chain - viewing is highly recommended.

LOCATION

The property is situated on the south western side of the much sought after village of Leven, skirting open paddocks to the rear, Carr Lane is accessed off West Street.

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL

14'4" x 7'5" (4.37m x 2.26m)
Of an L-shape, a wide and welcoming entrance hall with modern composite front door with obscured glass panel. Karndean flooring which flows through to the downstairs cloakroom. Airing cupboard with modern Ideal Standard boiler.

LIVING ROOM

15'0" x 13'4" (4.57m x 4.06m)
A very well proportioned living room situated to the rear of the property and benefitting from the westerly aspect. An ornate stone fireplace with marble hearth and back houses gas living flame fire. Wide patio doors open out into the conservatory.

KITCHEN

12'10" x 11'7" maximum (3.91m x 3.53m maximum)
Offering a generous range of wall and base storage units with solid oak fronts, laminate work surfaces and ceramic tiled splashbacks. Four ring Neff induction hob with canopy extractor over, integrated oven, grill and fridge, ceramic sink and drainer. Dual aspect with windows to both side and rear and uPVC glass panelled door providing access to the conservatory. Karndean flooring.

BEDROOM 1

16'3" x 9'8" (4.95m x 2.95m)
With an extensive range of fitted bedroom furniture including bedside units, dressing table, drawer units and wardrobes. Window to the front elevation. Door through into en-suite shower room.

EN-SUITE SHOWER ROOM

6'10" x 5'2" (2.08m x 1.57m)
Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and storage unit above with inset mirror, low level w.c. and shower cubicle with attractive shower board, shower seat, grab rail and thermostatic shower valve. Partially tiled walls and chrome heated towel rail. Window to side elevation.

BEDROOM 2

14'1" x 8'6" (4.29m x 2.59m)
Window to front elevation.

BEDROOM 3

11'10" x 8'6" (3.61m x 2.59m)
Window to front elevation. Fitted bedroom furniture including bedside units, drawer units, dressing table and wardrobe.

BATHROOM

Three piece sanitary suite comprising low level w.c., pedestal hand wash basin and panelled bath. Partially tiled walls, heated towel rail and window to the side elevation.

CONSERVATORY

17'4" x 22'4" (5.28m x 6.81m)
A superb extensive to the rear of the property which makes the most of the westerly aspect. The conservatory is an L-shape allowing flexibility of layout and with space for dining and living room furniture. Part laminate, part porcelain tiled floor and with French doors leading out onto the garden currently with housing for washing machine, dryer and further storage unit.

OUTSIDE

The property is set back from Carr Lane with an attractive front garden featuring a number of mature shrubs and trees. With a shaped lawn area there is a hawthorn hedge forming the front boundary and much of the front garden has been laid under gravel to create a turning/parking space for a vehicle. The drive continues down the side of the property and leads up to the garage.

The rear garden is a lovely feature of the property being westerly facing and overlooking open paddocks. With a wide patio area adjacent to the conservatory there is a generous area of lawn which is surrounded by flowerbeds which are well planted with established shrubs and trees. There is a shed for storage behind the garage and a greenhouse.

GARAGE

A single brick garage with up and over door, side uPVC glass panelled door with access into the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Maplogic ©2006