



44 Carr Lane, Leven HU17 5LN
Offers in the region of £385,000

- Superb Detached • Generous Corner Plot Bungalow
- Three Reception Rooms • Three Bedrooms (One En-Suite)
- Double Garage and • Large Gardens Plenty of Parking
- Westerly Aspect to the Rear • Energy Rating: To Be Confirmed

A superb detached bungalow set in a generous corner plot with a conservatory extension, super gardens, a double garage and a delightful Westerly aspect to the rear with an open aspect.

LOCATION

This property enjoys a super location on Carr Lane which leads off West Street within the popular village of Leven.

Leven itself is a small but steadily growing residential/commuter village which has a current parish population of over 1800. 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 primary school, two Public Houses, a restaurant and a sports / social club to name but a few of the local amenities.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing, seven solar panels and is arranged on one floor as follows:

CENTRAL HALL

5'6" x 15'8" max (1.68m x 4.78m max)
With a built in cylinder cupboard, an access hatch to the roof space with folding loft ladder, composite front entrance door, dado rail and one central heating radiator. Double doors lead to:

LOUNGE

12'5" x 17'2" (3.78m x 5.23m)
With a gas fire set on a marble hearth and inset with

feature surround, one central heating radiator and sliding patio door to:

CONSERVATORY

13'2" x 16'3" (4.01m x 4.95m)
With a brick base, UPVC double glazed windows, a part covered and glass roof, ceramic tile floor covering and an electric room heater. The conservatory enjoys lovely views over the rear gardens.

DINING KITCHEN

12' x 15'7" (3.66m x 4.75m)
With an excellent range of base and wall units incorporating an integrated double oven and split level hob with cooker hood over, granite work surfaces with matching splashbacks, an inset 1 1/2 bowl sink unit, integrated dishwasher, sliding patio door to the side patio, laminate flooring, downlighting to the ceiling and one central heating radiator.

UTILITY ROOM

4' x 11' (1.22m x 3.35m)
With base and wall units incorporating contrasting work surfaces with an inset sink unit and tiled splashbacks, plumbing for an automatic washing machine, wall mounted central heating boiler and composite side entrance door.

DINING ROOM

10'2" x 10'9" (3.10m x 3.28m)
Currently used as an office. With one central heating radiator.

MASTER BEDROOM

17'7" x 11'9" (5.36m x 3.58m)
With an extensive range of fitted base and wall units incorporating matching drawers, display alcoves and dressing table, lovely views over the rear garden, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

4'1" x 8' (1.24m x 2.44m)
With a modern suite incorporating a walk in shower cubicle, pedestal wash hand basin, low level W.C., mermaid boarding to the walls and a ladder towel radiator.

BEDROOM 2 (FRONT)

11'1" x 14'7" (3.38m x 4.45m)
With fitted wardrobes incorporating drawers and lighting over and one central heating radiator.

BEDROOM 3 (FRONT)

8'9" x 10'9" (2.67m x 3.28m)
With one central heating radiator.

BATHROOM/W.C.

6'1" x 10'10" (1.85m x 3.30m)
With a panelled bath incorporating mixer taps and a hand shower over, pedestal wash hand basin, low level W.C., ceramic tile floor covering, part tiling to the walls and one central heating radiator.

SEPERATE W.C.

With a low level W.C., wash hand basin with tiled splashback, laminate flooring and one central heating radiator.

OUTSIDE

The property fronts onto a n extensive gravelled driveway which leads along the front of the property

past a double garage (18'1" x 18'2") with automated roller main door, side personal door, power and light laid on. There is also additional parking to the rear of the garage and mature hedgerow.

The rear garden forms a particularly attractive feature of the property and enjoys a Westerly aspect and is of generous proportions, arranged with a large patio area and a lawned garden to the northern side of the bungalow, with mature borders and some lovely open views across adjoining countryside. There is also external lighting, power points and an outside cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band D.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.