



22 Bentinck Lane, Siggleshorne HU11 5QR
Offers in the region of £275,000

- Detached Property
- Pleasant Cul-De-Sac Location
- Generous Rear Garden
- Double Garage
- Four Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Energy Rating: C

In need of some TLC, this four bedroomed detached property enjoys a particularly pleasant cul-de-sac location with a double garage and generous rear garden, along with two reception rooms and a dining kitchen. Offered for sale with no chain involved and at a very attractive price, this property must be viewed.

LOCATION

This property enjoys a tucked away location on Bentinck Lane which leads off East Lane from Great Hatfield Road.

Sigglesthorne is a small Holderness village which has a parish population of around 300 (1991 census). The village lies within easy commuting distance of the city of Hull (about 14 miles), and the market town of Beverley (about 10 miles). The village has its own primary school and church, with a much wider range of facilities being readily available in the nearby seaside town of Hornsea.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

16'2 x 5'11 (4.93m x 1.80m)

Front entrance door, stairs leading off incorporating a cupboard under, solid oak flooring, dado rail and one central heating radiator.

LOUNGE

13'10 x 16'2 (4.22m x 4.93m)

Gas fire set in a sandstone hearth and inset with matching surround, solid oak flooring, double French doors leading onto the rear patio and two central heating radiators.

SNUG / STUDY

9'7 x 9'11 (2.92m x 3.02m)

Solid oak flooring and one central heating radiator.

DINING KITCHEN

16'1 x 9'2 (4.90m x 2.79m)

Fitted base and wall units incorporating contrasting worksurfaces with tiled splashbacks and an inset 1 1/2 bowl stainless steel sink unit. Built-in oven and split level gas hob with cooker hood over. Integrated dishwasher and fridge. Downlighting to the ceiling, ceramic tiled floor covering, uPVC double French doors leading onto the rear patio and one central heating radiator.

UTILITY ROOM

6'5 x 5'8 (1.96m x 1.73m)

Wall mounted central heating boiler, worksurface with plumbing for automatic washing machine and space for a freezer under and stainless steel sink unit. Tiled splashbacks, ceramic tiled floor covering, side entrance door and one central heating radiator.

CLOAKS / WC

4'4 x 5'8 (1.32m x 1.73m)

Low level WC and pedestal wash hand basin. Tiled splashbacks, ceramic tiled floor covering and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch leading to the roofspace which is part boarded out with a folding loft ladder, a deep built-in cupboard and doorways to:

BEDROOM 1 (FRONT)

9' x 9'10 (2.74m x 3.00m)

Fitted wardrobes, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6'3 x 6'6 (1.91m x 1.98m)

Corner shower cubicle, vanity unit housing the wash hand basin and low level WC, ceramic tiled floor covering and one central heating radiator.

BEDROOM 2 (FRONT)

9'2 net x 10'4 (2.79m net x 3.15m)

Fitted wardrobes along one wall, woodgrain effect laminate floor covering and one central heating radiator.

BEDROOM 3 (REAR)

9' x 9'5 (2.74m x 2.87m)

One central heating radiator.

BEDROOM 4 (REAR)

6'10 x 9'6 (2.08m x 2.90m)

One central heating radiator.

FAMILY BATHROOM

10'11 x 5'5 (3.33m x 1.65m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Part tiling to the walls, ceramic tiled floor covering and one central heating radiator.

OUTSIDE

The property fronts onto a mainly lawned foregarden and a tarmacadam double width driveway which provides access to the double garage.

To the rear is a particularly private garden of generous proportions which includes a paved patio immediately to the rear of the property leading to a good sized lawn, with a number of fruit trees, mature hedgerow and a small vegetable patch. There is also external lighting and an outside cold water tap.

GARAGE

17'6 x 16'9 (5.33m x 5.11m)

A detached double garage with up & over main door, side personnel door, power and light laid on.

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).

COUNCIL TAX

The Council Tax Band for this property is Band E.

EPC RATING

For full details of the EPC rating of this property please contact our office.



Total area: approx. 114.4 sq. metres (1231.2 sq. feet)

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.