

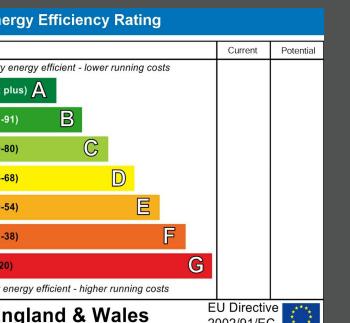


# Quick & Clarke

PROPERTY SPECIALISTS

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Rowan House Old Lane, Siddlethorpe, Yorkshire, HU11 5QF  
Offers in the region of £385,000



- No chain
- Three reception rooms
- Spacious accommodation
- Large gardens
- Must be viewed

## LOCATION

This property fronts onto Old Lane, a one way road which leads from East Lane to Main Street.

Sigglesthorne is an attractive and well-regarded village situated in the heart of the Holderness countryside, offering a delightful balance of rural charm and excellent accessibility. The village benefits from a strong sense of community and is served by its own primary school and church, making it particularly appealing to families and those seeking a quieter pace of life. Conveniently located, Sigglesthorne lies within easy commuting distance of the city of Hull (approximately 14 miles) and the historic market town of Beverley (around 10 miles). Also close at hand is the highly regarded Hornsea Garden Centre, a favourite local destination providing an excellent selection of plants, home and garden accessories and a popular café.

## ACCOMMODATION

The accommodation has double glazed windows with hardwood timber frames to all but the patio doors which are aluminium framed, oil fired central heating via hot water radiators and is arranged on two floors as follows:

### ENTRANCE HALL

12'10" x 13'7"

With built in cloaks cupboards, spindled staircase leading off and one central heating radiator.

### CLOAKS/W.C.

With a vanity unit housing the wash hand basin, low level W.C. and one central heating radiator.

### LOUNGE

12'10" x 14'10"

With an inset wood burning stove with surround, tiled hearth and timber mantle over, an open archway leading to the dining room, dual aspect windows and one central heating radiator.

- Super garden plot
- Dining kitchen
- Parking & double garage
- South facing to rear
- Energy Rating - TBC

### DINING ROOM

12'10" x 10'10"

With sliding patio door to the rear garden and one central heating radiator.

### DINING KITCHEN

13' x 12'10"

With a good range of fitted base and wall units incorporating solid oak fronts and contrasting worksurfaces with tiled splashbacks, double oven and ceramic hob with cooker hood over, integrated dishwasher and washing machine, an inset 1 1/2 bowl stainless steel sink, matching dresser unit, tile effect laminate floor covering and one central heating radiator.

### REAR HALL

With a floor mounted central heating boiler, built in storage cupboards and rear entrance door.

### PLAY ROOM/SNUG

10'9" x 11'

With one central heating radiator.

### FIRST FLOOR

#### LANDING

Which is part galleried with a built in cylinder/airing cupboard, access hatch to the roof space and doorways to:

#### BEDROOM 1 (REAR)

9'10" x 16'4"

With fitted wardrobes incorporating top storage cupboards, matching bedside drawers and one central heating radiator.

#### BEDROOM 2 (FRONT)

13'5" x 9'5"

With fitted wardrobes incorporating top storage cupboards and a central dresser/drawer unit and one central heating radiator.

### BEDROOM 3 (FRONT)

12'6" x 9'8"

With one central heating radiator.

### BEDROOM 4

8'3" x 9'10"

Currently used as a home office. With one central heating radiator.

### BATHROOM/W.C.

7'1" x 9'11"

With a panelled bath, an independent shower cubicle, pedestal wash hand basin, low level W.C., part tiling to the walls, downlighting to the ceiling and one central heating radiator.

### OUTSIDE

The property sits in a particularly generous corner plot with a double width parking drive in front of the double garage with up and over main door, power and light laid on.

The garden wraps around the side and rear of the property with a mature hedged surround with a paved patio to the rear and generous lawn beyond. The rear garden enjoys a great deal of privacy and a southerly aspect.

### 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 E.

# FLOOR PLAN

# TO FOLLOW