



QUICK & CLARKE
The Property Specialists

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1 Longmans Lane, Cottingham HU16 4EA
Offers Over £475,000

- Detached true bungalow
- Stunning throughout
- Three bedrooms
- Two bathrooms and w.c.
- Outstanding living dining kitchen
- Lounge with French doors to garden
- Electric gates with private parking & double garage
- Enclosed rear garden
- Viewing an absolute must !
- Council Tax Band: F EPC Rating: D

Enjoying a prime position within ease of reach of the village centre and all the amenities we are delighted to present to the market this truly exceptional detached true bungalow. Beautifully presented throughout with an array of superb enhancements made by the current owner to provide modern, light and airy and deceptively spacious accommodation which exceeds in excess of 1,200 square feet.

The driveway has electric gates and leads you into private block sett parking with a double garage which has electric door. There are three good sized bedrooms, two of which have en-suites and additional w.c. A spacious lounge enjoys French doors opening out into the rear garden and a stunning open plan living dining kitchen with a host of built-in and integrated appliances. The property also boasts three air conditioning units; a must for these warm summers we have been enjoying but also great for a heat boost in the colder months.

The garden is secluded and west facing and offers superb outdoor space. This is such a rare find to purchase not only a spacious Detached Bungalow but also to be positioned within a stones throw for the village centre, yet tucked away privately! Simply ready to key turn and move into - this truly stunning property warrants an early viewing.

LOCATION

Longmans Lane is located off Newgate in Cottingham and within walking distance of the village centre.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having fitted storage cupboards and door into lounge. Wood laminate flooring, Access to w.c.

W.C.

Modern two piece suite in white enjoying low level w.c. and pedestal wash hand basin. Wood laminate flooring.

LOUNGE

19'1" x 15'4" (5.82m x 4.67m)
uPVC double glazed French doors leading out into the rear garden. TV aerial point. Feature fireplace. with electric fire. Wall mounted air conditioning unit.

LIVING DINING KITCHEN

26'7" x 18'5" decreasing to 15'0" (8.10m x 5.61m decreasing to 4.57m)
Accessed via double doors from the entrance hallway. Having uPVC double glazed window and uPVC double glazed French doors overlooking the rear garden. An extensive range of Shaker base and wall units complemented with beautiful quartz work surfaces, induction hob with built-in air fryer oven, microwave/combo oven and integral coffee machine, integrated dishwasher, Quooker hot water tap, and integrated fridge. There are two sink units and a beautiful central island creating a superb hub area. All beautifully finished with integral lighting and wood laminate flooring. Wall mounted air conditioning unit.

BEDROOM 1

15'1" maximum x 13'9" (4.60m maximum x 4.19m)
uPVC double glazed window to the side elevation. A host of fitted bedroom furniture providing hanging and storage facilities and wood laminate flooring. Wall mounted air conditioning unit.

EN-SUITE

8'0" x 6'1" (2.44m x 1.85m)
Newly fitted suite enjoying low level w.c., wash hand basin and good sized walk-in shower cubicle. The suite is set in modern vanity units with storage cupboards. Extractor and towel radiator.

BEDROOM 2

19'2" max decreasing to 16'0" into bay x 8'10" (5.84m max decreasing to 4.88m into bay x 2.69m)
uPVC double glazed walk-in bay window to the front elevation. Fitted wardrobes provide hanging and storage facilities.

EN-SUITE

Newly fitted suite enjoying panelled bath, wash hand basin and low level w.c. set in attractive vanity unit. Extractor and towel radiator. Wood laminate flooring.

BEDROOM 3

12'2" x 7'8" (3.71m x 2.34m)
uPVC double glazed window to the front elevation. Wood laminate flooring.

OUTSIDE

To the front of the property there are electric wrought iron gates which provide access to the block sett driveway. There is a double garage which has electric up and over door.

The rear garden is beautifully presented which is lawned with patio and offers a relatively good degree of privacy enjoying a westerly facing aspect. Timber summerhouse.

DOUBLE GARAGE

Electric up and over door, power and light.

AGENT'S NOTE

This property is in a conservation area.

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

Contact the agent's Cottingham office on 01482 844444 for prior 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 Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR



While 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 is given as to their operability or efficiency can be given. Made with floorplan 0225

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.