



**QUICK & CLARKE**  
The Property Specialists

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**32 Lawnsгарth, Cottingham HU16 5RG**  
**£255,000**

- Semi-detached family home
- Head of cul-de-sac location
- No onward chain
- 2 reception areas
- Conservatory
- 4 double bedrooms
- First floor bathroom and downstairs w.c.
- Private block sett driveway & garage
- Well tended gardens
- EPC Rating: Awaiting; Council Tax Band: D

This semi-detached family home has been lovingly owned by the current occupiers since new which must truly be the best advertisement a property can have. Located at the head of the cul-de-sac, this deceptively spacious and well presented property now awaits its new owners.

With no onward chain, the property enjoys entrance hallway, downstairs w.c., spacious lounge/dining room, conservatory, modern fitted kitchen with built-in appliances and to the first floor four double bedrooms (two of which are fitted) and a modern shower room. To the front of the property there is a block sett driveway providing off-street parking and leading to the integral garage which has an up-and-over door. The rear garden is designed for ease of maintenance and is gravelled and paved with planted areas, and provides great outdoor seating.

This property just has such an embracing feeling and an early viewing is an absolute must.

## LOCATION

Lawnsgrath is situated off Grange Drive, which is located off Park Lane, ideal for access to 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

### GROUND FLOOR

A uPVC door with glazed inserts leads into:

### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

### W.C.

uPVC double glazed window to the side elevation, two piece modern suite in white comprising low level w.c. and pedestal wash hand basin.

### LOUNGE/DINING ROOM

23'7" x 12'4" decreasing to 9'11" (7.19m x 3.76m decreasing to 3.02m)

uPVC double glazed window to the front elevation and uPVC French doors leading out into the conservatory, feature fireplace with living flame gas fire and TV aerial point.

### KITCHEN

16'5" x 8'11" plus recess (5.00m x 2.72m plus recess)

uPVC double glazed windows to the rear elevation, an extensive range of Shaker style walnut fronted base and wall units with work surfaces and tile splashbacks, stainless steel oven and microwave combination, ceramic hob, space and plumbing for washing machine, space for fridge freezer, sink unit with drainer and mixer tap.

### CONSERVATORY

12'2" x 9' (3.71m x 2.74m)

Being of uPVC and brick construction with French doors to garden.

### FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM 1

11'7" x 10'3" to wardrobes (3.53m x 3.12m to wardrobes)

uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

### BEDROOM 2

13'1" x 10'9" (3.99m x 3.28m)

uPVC double glazed window to the front elevation, fitted wardrobes and storage cupboard.

### BEDROOM 3

10'2" x 9'11" maximum (3.10m x 3.02m maximum)

uPVC double glazed window to the rear elevation.

### BEDROOM 4

8'6" x 7'11" (2.59m x 2.41m)

uPVC double glazed window to the rear elevation and fitted wardrobes.

### SHOWER ROOM

8' x 5'5" (2.44m x 1.65m)

A modern shower room with a three piece sanitary suite comprising walk-in shower cubicle, wall hung hand wash basin, close coupled w.c., attractively tiled walls with mosaic tiled feature, chrome heated towel rail and uPVC double glazed window to the rear elevation.

### OUTSIDE

The property has a long brick sett driveway which leads up to the garage with the front garden being laid under gravel for ease of maintenance. Access can be gained to the rear garden via the side of the property.

Like the front garden, the rear garden has been landscaped for ease of maintenance with much of the garden being laid under gravel. Flags have been laid to the rear to create an attractive seating area and with a number of matching pathways within the garden. There is a fenced perimeter to all three sides.

### 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](mailto:cottingham@qandc.net)



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.

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.  
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