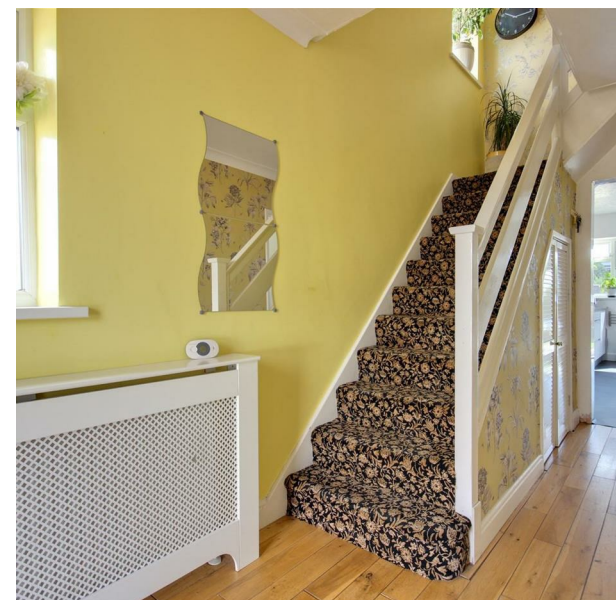


15 Grange Drive, Cottingham, HU16 5RE  
Guide Price £239,950

Quick & Clarke

PROPERTY SPECIALISTS



• Three bedrooms / two reception rooms • Generous sized plot • Convenient for village amenities • Close to King George V playing fields • Modern and attractive kitchen and bathroom • Council Tax Band: C • EPC Rating: D

A beautifully presented and well looked after three bedroomed family house situated on a generous sized plot with extensive parking to the front. Boasting a modern kitchen and bathroom, the property is well proportioned throughout offering two good sized reception rooms, three bedrooms and a first floor bathroom. Situated in a location popular with families and being close to the amenities of Cottingham and ideal for Cottingham High School, viewing is highly recommended.

## LOCATION

The property is located on Grange Drive almost opposite the junction with Lawnsгарth. Grange Drive is accessed off Park Lane on the north side of the centre of Cottingham.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALLWAY

6'0" x 15'2"

Timber paneled front door with stain glass window, further obscured window to one side. Engineered oak flooring, stairs to first floor accommodation with storage cupboard under and window to side elevation.

#### LIVING ROOM

15'2" x 12'3"

A well proportioned room with a white painted Adams style

fireplace housing a living flame fire with marble hearth and tiled back. Large picture window to front elevation. Continuation of the engineered oak flooring from the entrance hall and open plan into the dining room.

#### DINING ROOM

9'11" x 9'3"

Continuation of the engineered oak flooring and French doors opening onto the garden.

#### KITCHEN

13'4" x 8'4"

An attractive modern kitchen with light grey fronts and contrasting granite work surfaces and ceramic tile splashbacks. Five ring stainless steel Neff gas hob, inset belfast sink, integrated double Neff oven, space for american style fridge freezer, windows to both side and rear aspects, uPVC glass paneled door opening onto the rear garden.

### FIRST FLOOR ACCOMMODATION

#### BEDROOM 1

12'2" x 11'6"

Engineered oak flooring, window to rear elevation and built in wardrobe.

#### BEDROOM 2

12'4" x 11'4"

Window to front elevation and grey style laminate flooring.

#### BEDROOM 3

9'7" x 5'0"

Oak laminate flooring, window to front elevation.

#### BATHROOM

8'1" x 7'0"

A four piece sanitary suite comprising close couple WC, pedestal hand wash basin, rolled top free standing bath, corner shower enclosure. Fully tiled walls and floor, chrome heated towel rail and window to rear elevation.





### **LANDING**

Access to the loft for storage and window to the side elevation.

### **OUTSIDE**

To the front the property has a wide brick sett drive which spans full width of the property and provides ample parking for a number of cars.

### **GARAGE**

A single garage which is attached to the neighbouring property. Up and over door, side courtesy door and supplied with light and power.

### **REAR GARDEN**

The property is accessed through a timber gate at the side. There is a reasonable space for an additional shed where the previous owner has created a pizza oven. The rear garden is largely lawned with a central seating area and surrounded by well stocked flower beds.

### **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**

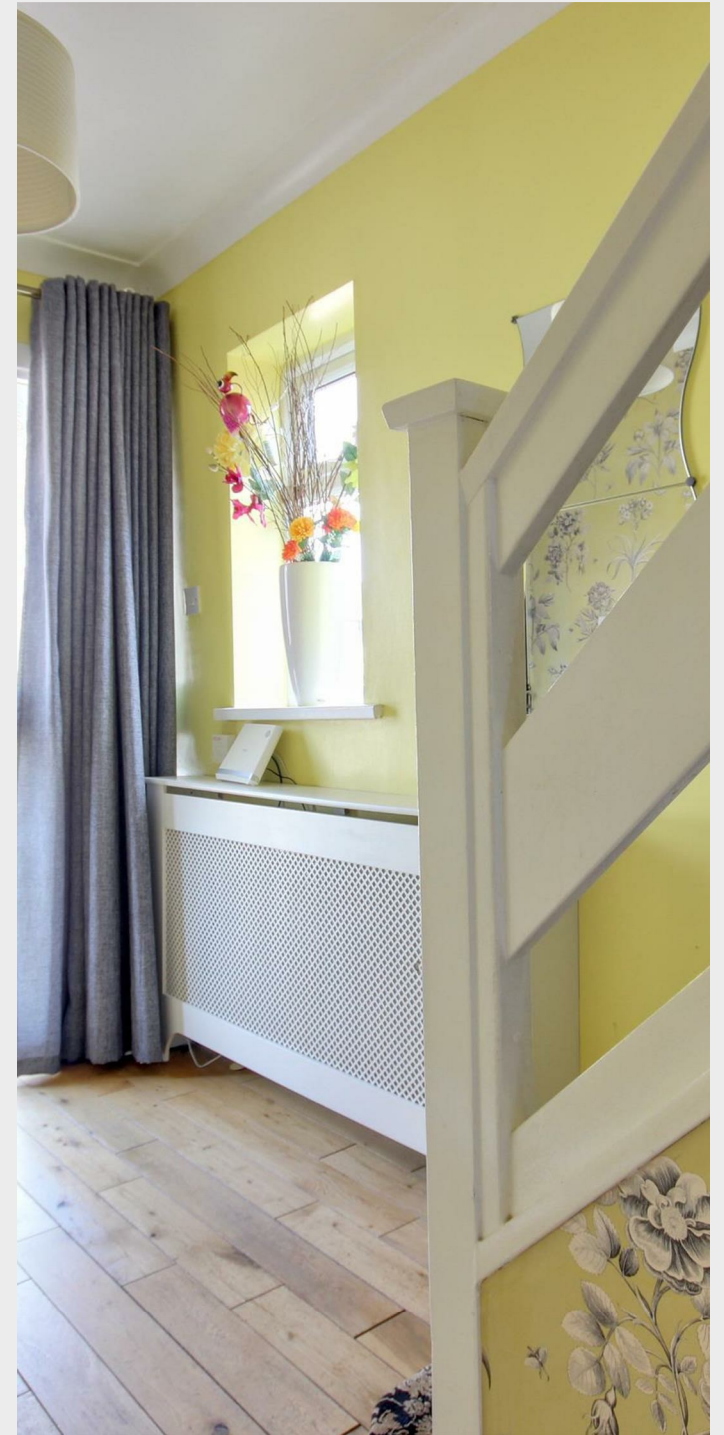
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

### **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)

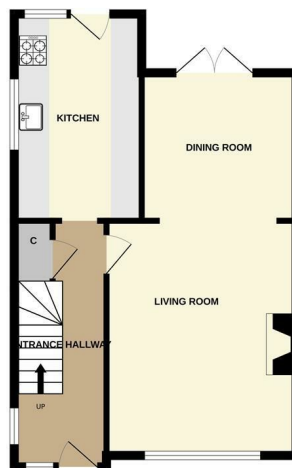


# Quick & Clarke

PROPERTY SPECIALISTS

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GROUND FLOOR



1ST FLOOR



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Neotropi 02/02

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	