



**QUICK & CLARKE**  
The Property Specialists

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**12 Canal Side West, Newport HU15 2RN**  
**£375,000**

- Fabulous lakeside property
- Large detached bungalow
- Three double bedrooms
- Beautiful well tended gardens
- Westerly aspect to the rear
- Large amount of parking & garage
- Immaculately presented throughout
- Fishing lake to the rear
- EPC: D

Situated in an idyllic and peaceful lakeside position, this generously sized and immaculately presented true bungalow will not fail to impress. With well proportioned and beautifully laid out accommodation which makes the most of the views over the attractive and well tended garden, this property has so much to offer!

The house owns the lakeside fishing rights immediately adjacent to the garden which is also a mecca for wildlife. Add to this the large amount of parking, garage, stunning kitchen, and living room with wood burning stove and one cannot fail to be impressed.

#### LOCATION

The property is located on Canal Side West which is accessed off Main Road (B1230) close to the centre and amenities of Newport.

Newport is an established village which lies 5 miles West of South Cave and enjoys a number of local shops and services including a small supermarket, fish and chip shop, public house and post office. A broader range of services are available close by in Gilberdyke including a mainline railway station in Brough which lies 6 miles to the East.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

5'6" x 4' (1.68m x 1.22m)

Composite front door with stained glass panel, hanging for coats and double timber glass panelled doors opening into the entrance hall.

##### ENTRANCE HALL

13'5" x 11' (4.09m x 3.35m)

A very well proportioned and welcoming entrance hall situated in the heart of this attractive property and with oak doors leading off into the surrounding rooms and timber glass panelled door into the dining room. Large storage cupboard with sliding doors.

##### LIVING ROOM

17'6" x 15'4" (5.33m x 4.67m)

A very well proportioned room with picture window overlooking the Westerly facing garden and down to the lake beyond, further French doors leading out onto the patio and window in alcove next to the fireplace, wood burning set in a stone fireplace.

##### KITCHEN

12'4" x 11'2" (3.76m x 3.40m)

A stunning kitchen with dove grey fronts and solid wood butcher's block work surfaces, attractive ceramic tile splashbacks, porcelain one and a half bowl sink and drainer, Range with induction hob and double oven with extractor over, dishwasher, fridge freezer, built-in wine rack, breakfast bar, carousel and larder storage unit, porcelain tiled floor and window to the front elevation.

##### UTILITY ROOM

5'5" x 4'10" (1.65m x 1.47m)

Laminate work surfaces, porcelain sink and drainer, space and plumbing for tumble dryer and washing machine, wall mounted boiler, window to the side elevation and larder cupboard.

##### DINING ROOM

12'1" x 11'11" (3.68m x 3.63m)

An attractive well proportioned room with a window to the side elevation.

##### STUDY

5'1" x 5'6" (1.55m x 1.68m)

A useful room with uPVC glass panelled door opening out onto the patio area.

##### CLOAKROOM

4'10" x 2'3" (1.47m x 0.69m)

A two piece sanitary suite comprising close coupled w.c. and corner hand wash basin, tiled walls, laminate floor and window to the front elevation.

##### BEDROOM 1

12'6" x 12'8" to cupboards (3.81m x 3.86m to cupboards)

A range of modern fitted sliding wardrobes and window to the rear elevation.

##### BEDROOM 2

11' x 10'8" (3.35m x 3.25m)

Fitted wardrobes with sliding mirrored fronts and window to the front elevation.

##### BEDROOM 3

12'5" x 7'1" (3.78m x 2.16m)

Window to the rear elevation.

##### BATHROOM

10'11" x 5'4" (3.33m x 1.63m)

A modern five piece sanitary suite comprising corner shower with attractive wall boarding and Aqualisa power shower, close coupled w.c., bidet, panelled bath and vanity hand wash basin, fully tiled walls and window to the front elevation.

##### OUTSIDE

##### FRONT GARDEN

The property has an attractive and well tended frontage having double wrought iron vehicular gates leading onto a wide gravel drive. The drive continues to the side of the property, being brick sett and leading up to the garage/workshop and providing a very generous amount of parking. The front garden has a shaped lawn surrounded by wide and well stocked flower borders. A gate on the drive provides access to the rear garden.

##### GARAGE

24'7" x 9'11" (7.49m x 3.02m)

Up-and-over door and window to the side elevation. Supplied with light and power and currently used as a workshop.

##### REAR GARDEN

A distinctive feature of this superb property is the Westerly facing, well tended and very generously sized garden. Leading down to the lakeside and offering a large amount of lawn, there is a patio area adjacent to the rear of the house sharing the Westerly aspect. Within the garden there are a log store, boat house, two sheds and a greenhouse. The water's edge has been hard landscaped for ease of access and for fishing. Note that the property has the title for both the Eastern and Western bankside adjacent and opposite the property within the Deeds (the exact details to be checked by the purchaser's solicitor).

##### 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 to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Willerby office on 01482 651155 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 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 Willerby office on 01482 651155 or email willerby@qandc.net

##### EPC RATING

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



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. 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 errors or omissions. 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 Metreplan (2008)