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## Lynton Cottages, Withernwick, HU114TD

Sitting in the charming village of Withernwick, this stylish and quaint cottage offers a delightful retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms and a comfortable reception room, the property is perfect for small families or couples looking for a cosy home.

The cottage boasts a low maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. Its prime location in the heart of the village means you are never far from local amenities, while the nearby coast provides opportunities for leisurely walks and seaside adventures.

This property combines the best of village living with the allure of coastal proximity, making it an ideal choice for anyone looking to embrace a tranquil yet vibrant lifestyle. Whether you are seeking a permanent residence or a charming getaway, this cottage is sure to impress.

Viewing highly recommended to truly appreciate this delightful home.

EPC-F- Council Tax Band-A- Tenure-Freehold

**£180,000**

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### Entrance Hall

8'7" x 6'2" (2.64 x 1.88)

Double glazed entrance door to the side of the property. Built in cupboard with plumbing for a washing machine plus shelving and Aqua efficient hot water system. Tiled flooring and a sky light for natural lighting.

### Living Room

13'5" x 11'9" (4.11 x 3.59)

Window to the front aspect. LED lighting and carpeted flooring. Oak mantel and paved hearth (option for a log burner). Wall mounted electric radiator.

### Kitchen/ Diner

11'1" x 9'2" (3.39 x 2.80)

Fitted wall and base units with work surfaces. Round sink and drainer plus mixer tap. Built in electric oven and electric hob as well as an extractor hood. Part tiled walls also tiled flooring. Space for a dishwasher.

### Dining Area

11'8" x 7'0" (3.58 x 2.15)

Tiled flooring and electric radiator. Under stairs cupboard. Open plan leading into the kitchen area. Stairs leading to the first floor. Door to the bathroom.

### Bathroom

7'9" x 5'2" (2.38 x 1.60)

Panelled bath with shower over the bath. Part tiled walls and pedestal handwash basin. Heated towel rail and low level W.C Tiled flooring plus window to the rear aspect. LED lighting as well as an extractor fan.

### First floor landing

10'1" x 2'8" x 5'11" x 3'8" (3.09 x 0.83 x 1.81 x 1.14)

Carpeted stairs and aluminium hand rail leading to the first floor landing. Window to side aspect.

### Bedroom 1

12'4" x 8'5" < 12'5" (3.77 x 2.57 < 3.80)

Fitted wardrobes creating ample storage with window to the front aspect. Carpeted flooring and LED lighting as well as an electric radiator.

### Bedroom 2

12'0" x 7'4" (3.66 x 2.25)

Window to the rear aspect. Built in cupboard storage and carpeted flooring. Electric radiator and LED lighting.

### Rear Garden

Fenced boundary with gate leading to the side of the cottage. Mainly paved patio area to the rear and side aspect of the cottage. Gravelled area defined by block paving creating a low maintenance garden. Mature shrubbery adds décor to the garden. Electric points and an outside tap.

### Heating

Electric instant water heater Aquafficient, it is an innovative, modern and highly efficient solution to heating water. Property is piped for LPG heating and the connections for the cylinders are located in the rear garden if required.

Previously had a log burner.

### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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### About Us

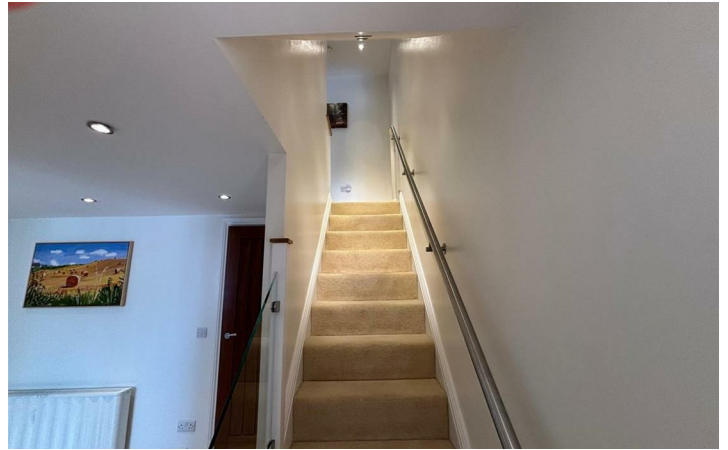
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Call to book your FREE Valuation on 01964 533343.

- Key ready home boasting stylish decor
- Ground floor bathroom
- Electric radiators for convenience
- Secluded low maintenance garden
- Must be viewed to truly appreciate this wonderful home
- Situated 5 miles from Hornsea and 12 miles to Beverley
- Spacious kitchen diner
- Plenty of storage throughout the property





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

