



Sir Len Hutton Drive
Goole
DN14 6FB

£205,000

- Modern Detached House
- Four Double Bedrooms
- En Suite Shower Room
- Spacious Open Plan Kitchen
- White High Gloss Units
- Integrated Appliances
- Enclosed Gardens
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Goole- No onward chain, end of cul de sac position, detached property, small sought after residential development, enclosed rear gardens with timber decking, converted garage to provide additional reception room, four double bedrooms, modern white en suite shower room to master, modern and extremely spacious open plan living kitchen kitchen with integrated appliances, ground floor W.C., gas central heating, multi vehicle parking, Upvc double glazing, viewing essential.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed patterned and leaded effect insert leads into

ENTRANCE HALL 4' 3" x 6' 3" (1.3m x 1.91m) With radiator, smoke alarm, coving to the ceiling, stairs rising to first floor accommodation and door leading into

LOUNGE 17' 3" x 11' 3" (5.26m x 3.43m) With timber finish box effect fire surround with inset lighting and raised stainless steel hearth and stainless steel insert with contemporary style real flame gas fire with pebble effect. Coving to the ceiling, double radiator and walk in Upvc double glazed bay window to the front.

GROUND FLOOR W.C. Fitted with off white ideal standard suite comprising, pedestal wash hand basin with antique effect taps and coordinating mosaic effect splash back tiling, low level flush W.C., radiator and tile effect laminate wood floor covering and Upvc double glazed opaque window to the side.

PLAY ROOM / OFFICE 15' 8" x 5' 8" (4.78m x 1.73m) With recessed ceiling spot lights, radiator and Upvc double glazed window over looking the front.

DINING KITCHEN 13' 1 max" x 9' 1 max" (3.99m x 2.77m) Superb and beautifully presented modern dining kitchen with a variety of wall and base units finished in white high gloss

with brush chrome style door furniture. Matching Candy electric oven with Halogen hob and stainless steel splash backs, fitted down lights, 1 & 1/2 bowl granite effect sink with modern mixer tap, recessed ceiling spot lights, LED kick board lighting and fitted under cupboard down lighters, radiator and Upvc double glazed window to the rear. reinforced entrance door with double glazed opaque patterned insert to kitchen area and Upvc double glazed patio doors to dining area opening out onto raised timber decking.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Galleried landing with timber spindles and balustrade above which leads to landing with access to roof void, coving to the ceiling, hard wired smoke alarm and shelved storage cupboard housing hot water cylinder, doors leading off.

BEDROOM ONE 9' 5" x 14' 2" (2.87m x 4.32m) Spacious master bedroom with double radiator and twin Upvc double glazed windows over looking the rear garden. Internal door leads to

EN SUITE Superb en suite shower room benefits from white suite comprising ideal standard pedestal wash hands basin with antique effect taps, low level flush W.C. and independent step in shower cubicle with mains fed shower and fully ceramic tiled walls. Mosaic effect floor covering,

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ceramic tiled walls to dado rail height, radiator, recessed ceiling spot lights, electric extractor fan and shaver point and Upvc double glazed opaque window to the side.

BEDROOM TWO 12' 7" x 9' 2" (3.84m x 2.79m) With double radiator and Upvc double glazed window over looking the front.

BEDROOM THREE 7' 11" x 11' 6" (2.41m x 3.51m) With double radiator and Upvc double glazed window over looking the front.

BEDROOM FOUR 9' 5" x 9' 8" (2.87m x 2.95m) With double radiator and Upvc double glazed window over looking the rear garden.

BATHROOM Beautifully presented house bathroom benefiting from mosaic effect ceramic tiled walls to dado rail height and matching mosaic effect floor covering, White suite comprising ideal standard pedestal wash hand basin with antique effect taps, low level flush W.C. and panelled bath with antique effect mixer tap and telephone style shower attachment, decorative shower screen, electric extractor fan, shaver point and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT The property is approached via a block paved cul de sac leading to gravelled driveway for two cars. Step up to front door with courtesy coach light. To the front is an open plan lawned garden with circular slate feature and ornamental lamppost. Timber pedestrian access gate leads to the rear.

REAR To the rear of the property is a fully enclosed mature garden mainly laid to lawn with well stocked borders and substantial raised timber decking area with co-ordinating spindles and balustrade, outside lights and cold water supply.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road head over the mini roundabout where the road name changes to Westfield Avenue. Continue along where the road name changes to Rutland Road. Turn left on to Carr Lane and follow the road around where the road name changes to Sir Len Hutton Drive and the property is at the head of the cul de sac and can be easily identified by our Housesetc for sale board.

Council Tax: D



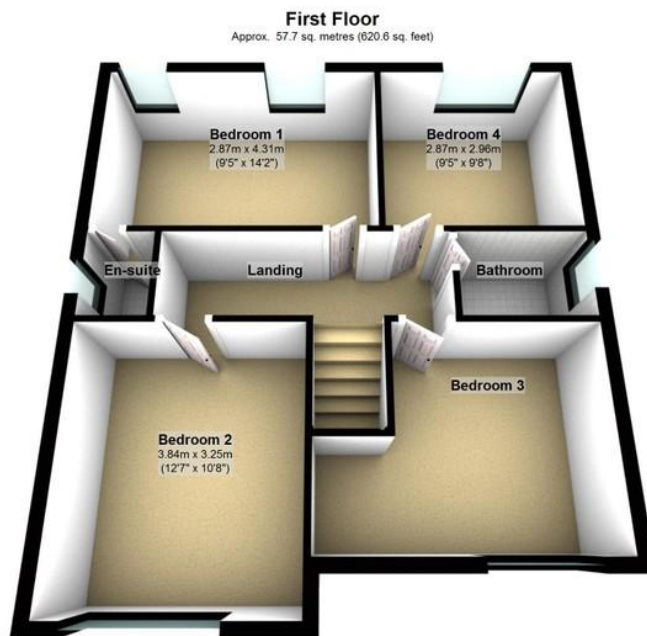
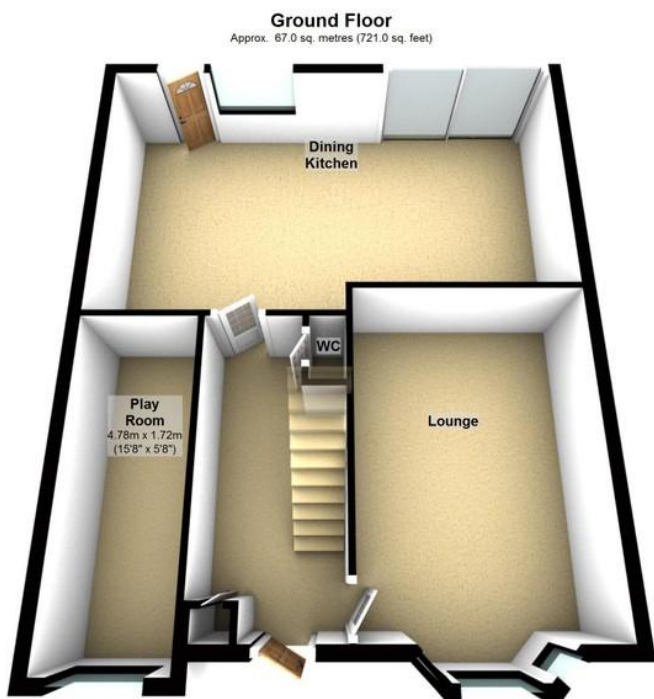


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Total area: approx. 124.6 sq. metres (1341.7 sq. feet)



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