



Mere Dyke Road  
Luddington  
DN17 4RD

£235,000

- Individual Country House
- Four Double Bedrooms
- Three Quality Bathrooms
- Modern Dining Kitchen & Utility
- Dbl Garage & Enc Gardens
- Rural Village Location
- No Onward Chain
- EPC Rating C



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Luddington- Individually designed by present owners, built in 2007, this impressive high quality detached house is located in a rural village whilst retaining excellent access to the regions motorway network & airports. The property boasts double detached garage and enclosed low maintenance gardens The accommodation comprises to ground floor: spacious entrance hall, substantial 'L' shaped lounge, separate dining room, fully fitted dining kitchen, utility room, sitting room and ground floor shower room. To the first floor are four double bedrooms, three benefiting from fitted wardrobes & en suite to master and a superb house bathroom with high quality suite including double Jacuzzi bath. Available with no onward chain.

**ENTRANCE** Upvc front entrance door with ornate opaque arched inserts and matching side panels leads into

**RECEPTION HALLWAY** Spacious reception hallway benefits from good quality tiled flooring, recessed ceiling spot lights coving to the ceiling, smoke alarm, radiator, useful shelved under stairs storage cupboard and additional walk in storage cupboard with cloak hanging, stairs rising to first floor accommodation and internal oak finish doors leading off.

**LOUNGE** 17' 10 max" x 21' 1 max" (5.44m x 6.43m) Spacious L shaped lounge with feature Portuguese limestone fire place and raised hearth housing coal effect electric fire. With coving to the ceiling, 6 twin fitted wall lights, 3 radiators and twin Upvc double glazed wood grain effect windows over looking the rear. Double oak finish doors with glazed inserts leads into

**DINING ROOM** 11' 8" x 13' (3.56m x 3.96m) Spacious dining room with 3 twin fitted wall lights, coving to the ceiling, radiator, wood grain effect Upvc double glazed window to the front.

**OFFICE / PLAY ROOM** 10' x 13' (3.05m x 3.96m) With coving to the ceiling, recessed ceiling spot lights, radiator and Upvc double glazed wood grain effect window to the front.

**DINING KITCHEN** 12' 7" x 13' (3.84m x 3.96m) Fully fitted modern dining kitchen with a good variety of wall and base units finished in maple effect with brushed chrome effect

door and drawer furniture. Marble effect food preparation surfaces and coordinating ceramic splash back tiling. Integrated double electric oven, four ring electric hob with stainless steel finish chimney style extractor hood above and fitted down lights. 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated dishwasher, coving to the ceiling, recessed ceiling spot lights, radiator and good quality tiled flooring, Upvc double glazed wood grain effect window provides views over the rear. Internal door leads into

**UTILITY ROOM** 6' 4" x 5' 9" (1.93m x 1.75m) With wall and base units to match kitchen with stainless steel door furniture, marble effect work surface with coordinating ceramic splash back tiling. Plumbing for automatic washer, space for dryer, good quality tiled flooring running through from the kitchen, coving to the ceiling, electric extractor fan, recessed ceiling spot lights and Upvc double glazed wood grain effect opaque window to the side and matching wood grain effect side entrance door with double glazed opaque arched insert opens out to the side. Internal oak finish door leads into

**GROUND FLOOR SHOWER ROOM** 6' 5" x 6' 3 max" (1.96m x 1.91m) Superb high quality fully tiled ground floor shower room benefits from white suite to include vanity wash hand basin with mixer tap set in white high gloss unit, dual low level flush w.c, independent step-in shower cubicle with mains fed shower, stainless steel ladder style towel radiator, recessed ceiling spot lights, coving to the ceiling and electric

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extractor fan.

#### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** With pine turned timber spindles and balustrade leading to landing, with coving to the ceiling, access to roof void via ladder which is part boarded with power and light connected, recessed ceiling spot lights, smoke alarm, extremely useful and spacious walk in shelved linen cupboard and good quality oak finish internal doors leading off.

**BEDROOM ONE** 13' 4" x 14' 11" (4.06m x 4.55m) With integral double wardrobe with oak finish doors to include twin hanging rail storage shelving and storage drawers, Coving to the ceiling, recessed ceiling spot lights, radiator and Upvc double glazed window provides views over the rear. Internal door leads into

**EN SUITE** 11' 11" x 5' 8" (3.63m x 1.73m) Superb fully tiled, full en suite bathroom incorporating, white suite trimmed in beech effect to include vanity wash hand basin with contemporary style mixer tap, storage drawers and cupboard beneath, illuminated vanity mirror. Enclosed low level flush w.c, panelled bath with mixer tap, independent double step in shower cubicle with mains fed shower, bidet, stainless steel ladder style towel radiator, recessed ceiling spot lights, electric extractor fan, coving to the ceiling and Upvc double glazed opaque window to the side.

**BEDROOM TWO** 11' 8" x 21' 1 max" (3.56m x 6.43m) With extremely useful alcove, ideal for dressing room / walk in wardrobes, with separate light switch and Upvc double glazed wood grain effect window to the front. The main bedroom has double integral wardrobe with twin hanging rail, storage shelving and storage drawers, coving to the ceiling, recessed ceiling spot lights, radiator and Upvc double glazed wood grain effect window to the front.

**BEDROOM THREE** 13' 5" x 10' 9 min" (4.09m x 3.28m) With the benefit of double integral wardrobes with twin hanging rails, shelving and storage drawers, coving to the ceiling, recessed ceiling spot lights, radiator and wood grain effect Upvc double glazed window provides views to the rear.

**BEDROOM FOUR** 10' x 13' (3.05m x 3.96m) With coving to the ceiling, recessed ceiling spot lights, radiator, wood grain effect Upvc double glazed window provides views to the front.

**HOUSE BATHROOM** 7' 1" x 9' 4" (2.16m x 2.84m) Superb fully tiled high quality house bathroom with fitted Angus

double spa/ jacuzzi bath with twin head rests and shower attachment. Fitted shower rail and mains fed shower, high quality vanity wash hand basin set in double white high gloss unit with coordinated illuminated mirrored cabinet, dual low level flush WC, coving to the ceiling, recessed ceiling spot lights, electric extractor fan, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

#### EXTERNAL

**FRONT** To the front of the property is a brick built retaining wall leading to driveway which provides multi vehicle off street parking and leads to double detached brick built garage with remote control roller door and having the benefit of both power and light connected with eaves storage space accessed via a fixed pull down timber ladder.

Stone archway with twin courtesy coach lights leads to storm porch with good quality tiled flooring leading to the front door.

**SIDE** Pathway to the side of the property leads to side entrance door with courtesy coach light. Timber pedestrian access gate which leads to the rear

**REAR** To the rear is a fully enclosed low maintenance garden incorporating key block edging and central garden ornament set within artificial lawn. Good quality timber perimeter fencing with concrete posts and gravel boards, outside lights, cold water supply and power points.

**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** Directions - Leaving our office on Pasture Road turn left into Booth Ferry Road and then right into Mariners Street, bear right onto Coronation Street and over the lights over the Dutch bridge and follow the road round to the left onto Goole Road. Follow this road until reaching a mini roundabout go straight over onto King's Causeway (A161) and follow this road until turning left onto the B1392 Luddington Road. Turn right into Mere Dyke Road where the property is on the left hand side and can be identified by our



Housesetc for sale board.

PROPERTY OVERVIEW No onward chain. Superb high quality detached house, designed by present owners, four double bedrooms, beautiful tiled en suite full bathroom plus double shower, integral double wardrobes to 3 bedrooms, fully fitted modern dining kitchen with integrated appliances, utility room, excellent ground floor tiled shower room, dining room & office, superb tiled family bathroom with double Jacuzzi bath, double garage with remote control door and combination boiler, low maintenance paved rear garden, security alarm, oil combi boiler, ideally located for motorway network and two airports, viewing strongly advised.

Council Tax: E



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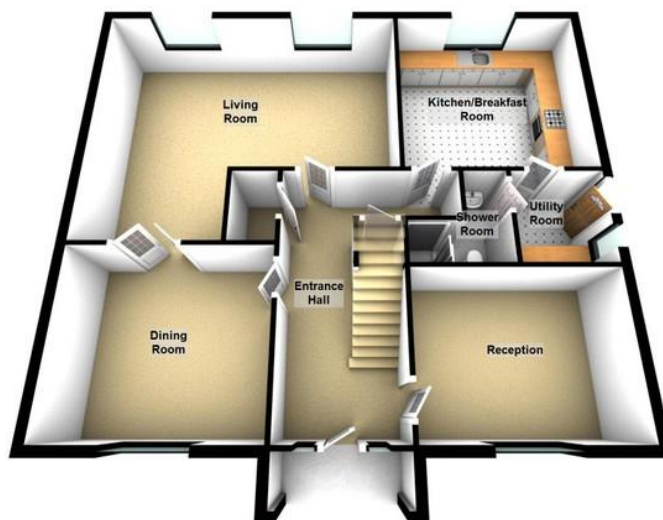
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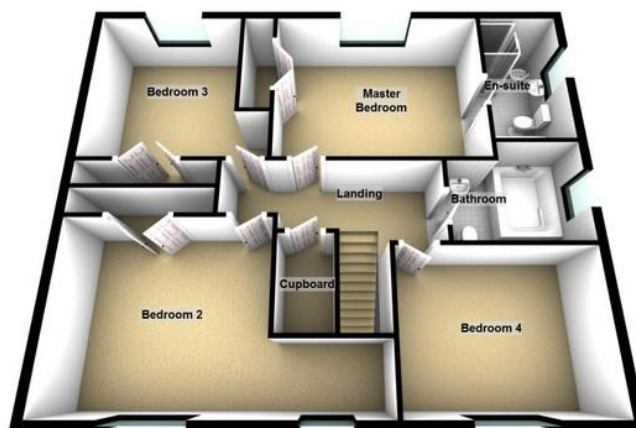
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using The Mobile Agent.

