



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**3 Back Lane**

**£85,000**

**Patrington Haven HU12 0PU**



**BEAUTIFULLY PRESENTED AND VERY CHARMING ONE BEDROOM COTTAGE WITH NO CHAIN!**

Situated in the rural Hamlet on the outskirts of the sought after village of Patrington Village is this charming cottage that offers the ideal choice for any buyer looking for a holiday home/let in the area that is ready to move straight into. Thoroughly updated and improved throughout to the credit of the current owners, this property is tastefully styled in keeping with the building's original style and benefits from an open plan ground floor layout to maximise the space on offer. With uPVC glazing and gas central heating throughout (full new heating/boiler system) the property comprises: lounge with electric stove, newly fitted kitchen with built-in appliances and patio doors opening to a small gravelled seating area to the rear with useful brick tool shed, to the first floor is a double bedroom and a luxurious bathroom with newly fitted four piece suite comprising roll top bath, large shower cubicle, basin and WC, also belonging with the property is a small parcel of land further down this lane that is used for off street parking. Offered to the market with the benefit of vacant possession and no onward chain.





### Lounge

12'1" x 13'1" (3.70 x 4.00)

Open plan living room to the kitchen with a uPVC front entrance door and window beside it, brick effect tiled inglenook fireplace housing and electric stove effect fire, wall lamps, two radiators, laminate flooring and stairs to the first floor with open storage space below.

### Kitchen

13'1" x 8'6" (4.00 x 2.60)

Newly fitted cream kitchen units with complementing work surfaces and central breakfast bar island unit. Fitted with integrated appliances to include an electric double oven with microwave oven, separate gas hob with extraction hood, integrated washing machine and under counter fridge. 1.5 bowl sink and drainer with mixer tap, wall mounted gas combi-boiler (recently installed), laminate flooring, tiled splash backs, spotlights to the ceiling along with a pendant light over the island unit, and a set of uPVC glazed sliding patio doors opening to the rear.

### Bathroom

10'2" x 8'6" measured into shower & excluding cupb (3.10 x 2.60 measured into shower & excluding cupbo)

Newly fitted four piece bathroom suite comprising roll top bath with shower attachment, large shower cubicle with dual headed shower, pedestal basin and WC. Decorative panelled walls, useful built-in storage cupboards, towel radiator, laminate flooring and an opaque uPVC window.

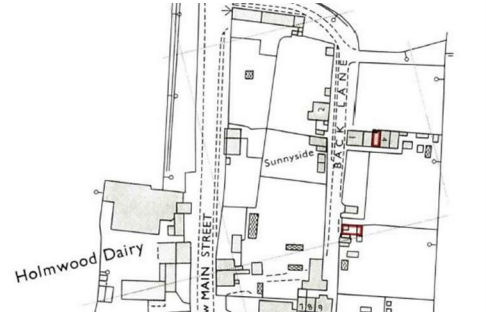
### Bedroom

12'1" x 13'1" max (3.70 x 4.00 max)

Double bedroom with a uPVC window to the front aspect, radiator and fitted alcove cupboard.

### Outside

To the rear is a small gravelled seating area with low walled boundary, hand gate for rear access and with a brick utility shed with water supply. To the front is a shared pathway leading from Back Lane and giving access to this row of four cottages. Included with the property is a small parcel of land further down Back Lane which offers space for off street parking, which, to give an indication of size, currently seats a touring caravan.

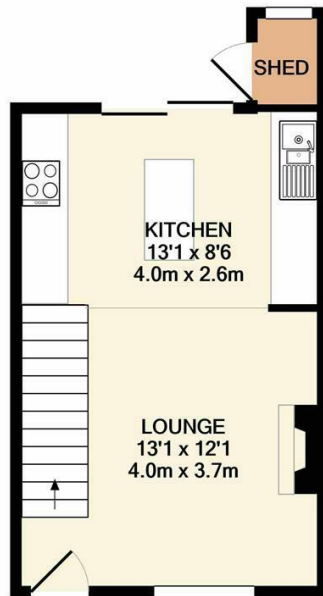




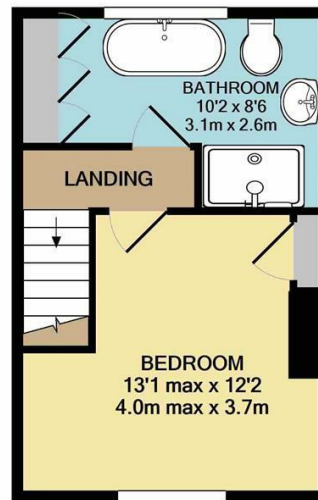
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GROUND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 264 SQ.FT.  
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Directions

From Withernsea head towards Hull on the A1033 to the village of Patrington. As you are leaving the village turn left onto Humber Lane and then right at the end signposted towards Patrington Haven on Haven Road. Follow the road into the village and take the first left onto Back Lane where this property is set within the first row of terrace cottages on the left hand side.

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