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**81 Lowndes Park
Driffield
YO25 5BE**

Renowned established development
Highly sought after
Two reception rooms

Three bedrooms
Outstanding garden
Conservatory and single garage

**Asking Price Of:
£295,000**



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81 Lowndes Park

Driffield

YO25 5BE



Forming part of the renowned development of Lowndes Park, this is a superb detached home which provides three double bedrooms, along with two spacious reception rooms and rear conservatory.

The house is in excellent order, however, would benefit from some modernisation and undoubtedly has huge potential to extend to the side (subject to appropriate planning consents).

A particular feature of the property is the rear garden which is beautifully planted with a range of mature trees and shrubs plus generously proportioned lawn. In all, the garden offers excellent privacy.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL A particularly spacious Entrance Hall to the house featuring a staircase leading off and having an under stairs storage cupboard. Doors leading off to the principal rooms.

CLOAKROOM/WC

With low level WC and corner bracket wash basin. Radiator.

LOUNGE

13' 6" x 11' 9" (4.12m x 3.60m)

Featuring gas living flame fire within a tiled fireplace and hearth. Large front facing bow window with views onto Lowndes Park plus small side window. Double panelled radiator and ceiling coving.



DINING ROOM

15' 3" x 13' 7" (4.65m x 4.15m)

Double panelled radiator and rear facing French doors.



Leading into:

CONSERVATORY 12' 1" x 12' 1" (3.7m x 3.7m)
Glazed to three sides and having delightful views onto the garden and side patio. Double panelled radiator.



KITCHEN 10' 10" x 10' 3" (3.32m x 3.13m)
Fitted with a range of traditional kitchen units featuring panelled doors in medium oak including base and wall mounted cupboards along with worktops. Stainless steel sink with base cupboard beneath. Space and provision for a slot in gas cooker with extractor canopy over. Space and plumbing for automatic washing machine. Space for a refrigerator and freezer. Double panelled radiator.

REAR ENTRANCE With personal sliding door into the garage.

PANTRY With built-in shelving.

FIRST FLOOR LANDING A particularly large spacious landing with side window and built-in airing cupboard housing hot water cylinder.



BEDROOM 1 13' 8" x 13' 6" (4.17m x 4.14m)
With front facing bow window and side window, double panelled radiator and built-in double wardrobe.



BEDROOM 2 13' 5" x 11' 3" (4.11m x 3.43m)
With rear facing window. Built-in double wardrobe. Attractive views on to the garden and All Saints Church. Radiator.



BEDROOM 3 9' 10" x 9' 10" (3.0m x 3.0m)
Front facing window. Radiator.



BATHROOM

With suite comprising panelled bath having an electric shower over and glass concertina side screen, pedestal wash hand basin and low level WC. Heated towel rail. Double panelled radiator.

OUTSIDE

The property stands back from the road behind an expanse of lawned garden with front walled boundary. there is a tarmac drive which leads to an attached single garage.

A particular feature of the property is the garden at the rear which is simply delightful, heavily planted with mature trees and shrubs and featuring a shaped lawn with paved patio which is immediately to the rear of the house.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC)

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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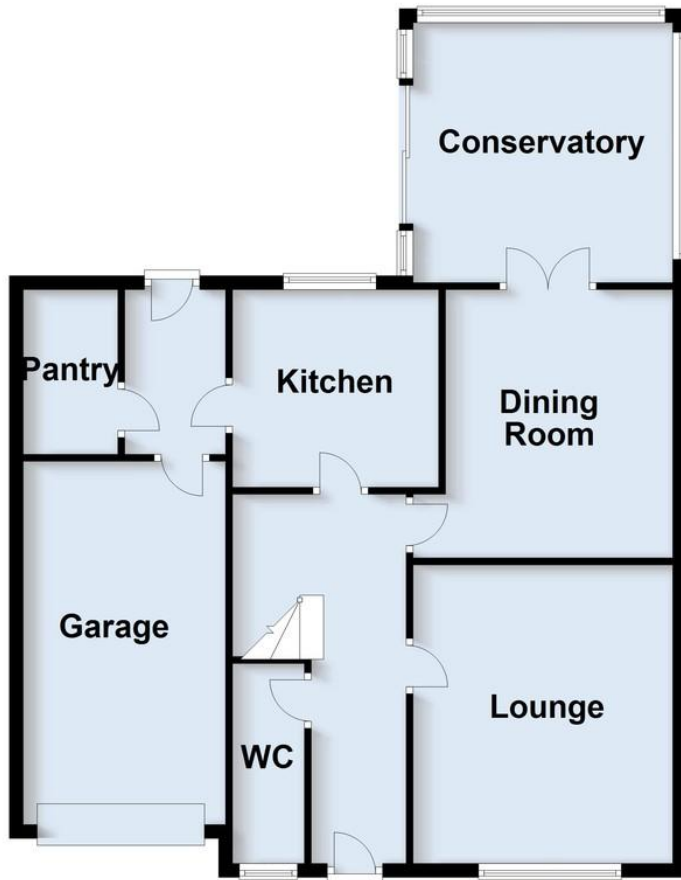
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VIEWING

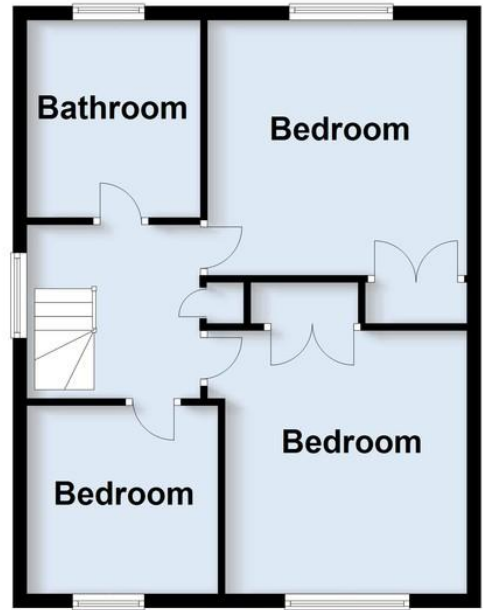
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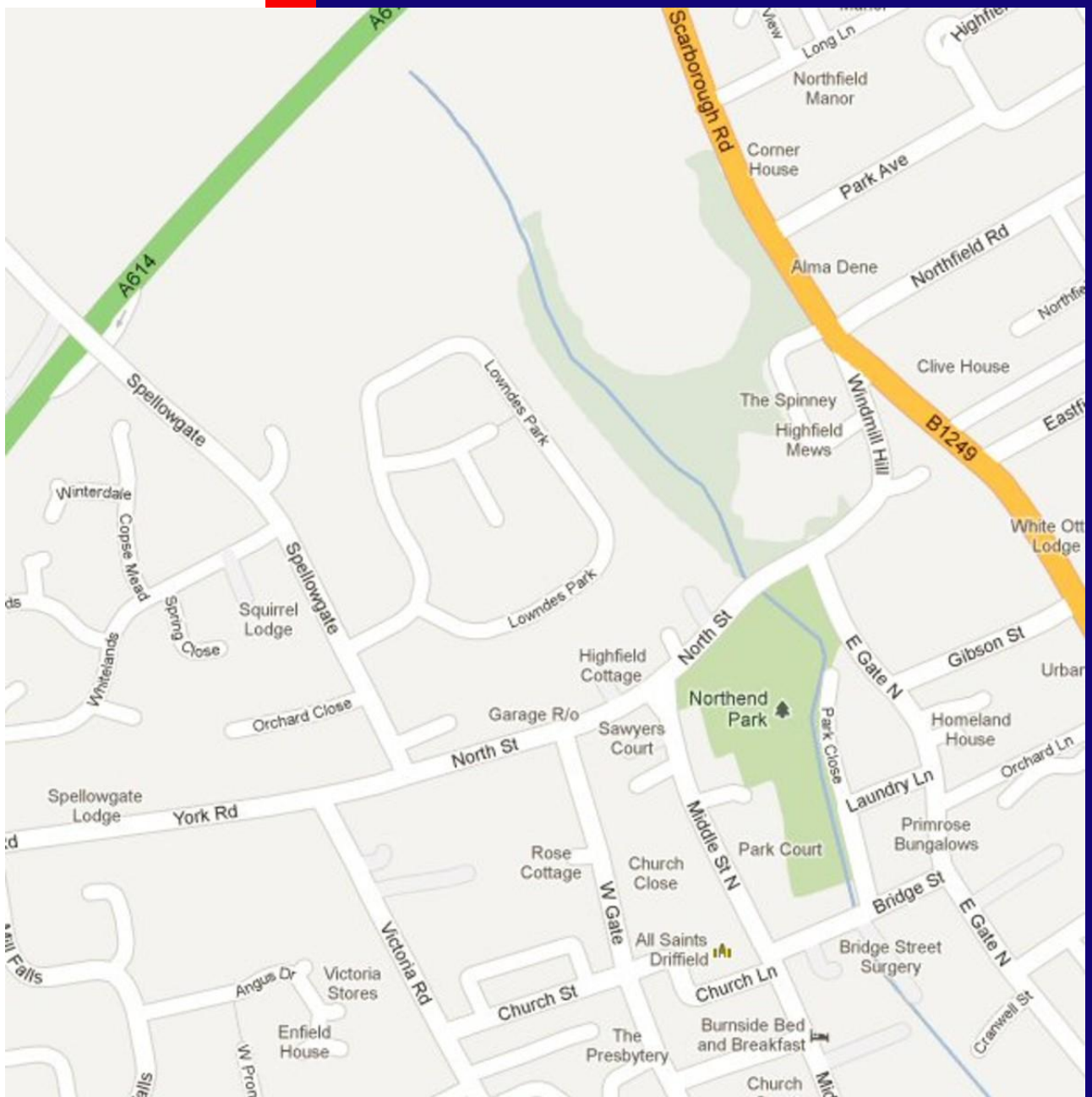
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Ground Floor



First Floor







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