



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**DOVECOTE, KINGS CAUSEWAY
SWINEFLEET, NR GOOLE, DN14 8DL
ASKING PRICE OF £395,000**





SITUATION

From Goole take the A161 to Swinefleet. On reaching the mini roundabout in the centre of the Village bear right into Kings Causeway where the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards and is edged red on the attached Reference Plan.

THE PROPERTY

This consists of a superbly presented Detached Bungalow being situated in an excellent position on the edge of the popular semi-rural Village of Swinefleet which is ideally placed for Hull, Scunthorpe and both the M62 and M18 Motorways which allows easy access to the major Yorkshire and North Lincolnshire Business Centres. The spacious accommodation presently comprises:-

ACCOMMODATION

SPACIOUS ENTRANCE HALL

uPVC front door, radiator, cloaks cupboard and double doors into:-

LOUNGE 23' 3" x 13' 3" (7.09m x 4.04m)

Adam style marble fire surround housing electric fire. Large bay window to front and 2 radiators.



DINING ROOM 13' 6" x 9' 9" (4.11m x 2.97m)
Double doors from the Entrance Hall and radiator.

BREAKFAST KITCHEN 16' 3" x 10' 3" (4.95m x 3.12m)
Range of Shaker style units comprising sink unit, base units with worktops and wall cupboards. Built-in NEFF double oven and NEFF ceramic hob with chimney extractor over. Integrated microwave, dishwasher and fridge. Radiator, downlighters and part ceramic tiled walls.

STUDY /OFFICE 8' 3" x 6' 3" (2.51m x 1.91m)
Radiator, ceramic tiled floor and personal door into the Integral Garage.

UTILITY ROOM 9' 9" x 6' 3" (2.97m x 1.91m)
Range of units comprising sink unit, base units with worktops and larder unit. Plumbing for auto washer. Radiator, part ceramic tiled walls, ceramic tiled floor and uPVC door to rear.

MASTER BEDROOM 15' 6" x 12' 0" (4.72m x 3.66m)
Range of built-in wardrobes, dressing table, drawers and beside cabinets. Radiator, downlighters and leading to:-

ENSUITE SHOWER

White suite comprising shower cubicle, vanity wash basin and low flush W.C. with concealed cistern. Heated towel rail, downlighters and ceramic tiled walls.

SIDE BEDROOM 10' 9" x 9' 9" (3.28m x 2.97m)
Radiator.

REAR BEDROOM 14' 9" x 10' 9" (4.5m x 3.28m)
Radiator.

HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush W.C. Mixer tap shower over bath. Heated towel rail, ceramic tiled walls, ceramic tiled floor and linen cupboard with radiator.

TO THE OUTSIDE

Attached GARAGE 18' 6" x 11' 6" with electric roller door, personal door from the Study/ Office, oil central heating boiler and tarmac driveway which provides extensive additional parking.





The property has good sized Gardens to front and rear together with Walled Patio Area to front and gravelled Parking Area to side.

The Dovecote is approached from Kings Causeway via a Right of Way over the concrete driveway serving Park Farm.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a Klargestep septic tank. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

ADDITIONAL LAND

There is additional Grassland extending to approximately 2.65 Acres to the front and side of the property which is edged blue on the attached Reference Plan and is available to purchase or rent by Separate Negotiation.

It should be noted that the additional Land will be Sold Subject to a 30 year 50% Overage Clause, should Planning Permission be granted on the Land for any use other than Agriculture or Equestrian. The full details of which can be obtained from the Agents office.

COUNCIL TAX BAND

It is understood that the property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

CONDITION OF SALE

Any structures, fences or planting along the Western Boundary of the Bungalow must be at least 1 metre back from the edge of the existing concrete Driveway.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.





OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

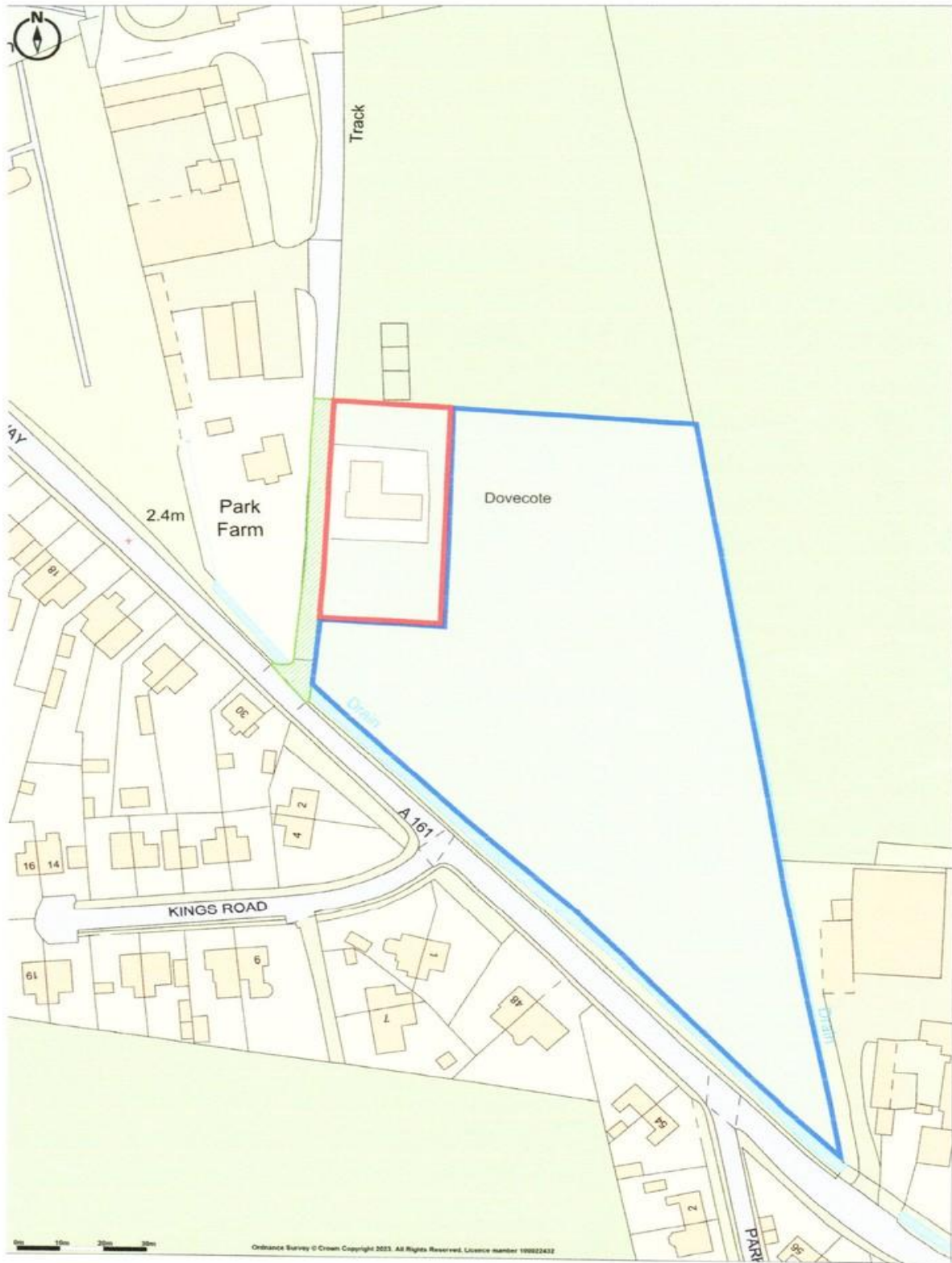
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.