



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

MANOR LODGE, MAIN STREET, REEDNESS, DN14 8HG
ASKING PRICE OF £415,000





SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village turn left and then at the "T" Junction turn right towards Reedness. On entering the Village along Main Street the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an Individual Detached House which was fully refurbished in 2019 by the present Owners being situated in the centre of the popular rural Village of Reedness which is ideally placed for Goole, Scunthorpe and both the M62 and M18 motorways. The spacious accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Stone flagged floor, 2 radiators and staircase to the first floor.

CLOAKROOM

White suite comprising high level WC and corner washbasin. Ceramic tiled walls and stone flagged floor.



LOUNGE 22' 9" x 11' 6" (6.83m x 3.51m)

Rustic Brick Chimney breast with cast iron stove on stone hearth. Radiator and patio doors to the rear Garden.

DINING ROOM 11' 6" x 10' 9" (3.51m x 3.28m)

Feature cast iron fireplace, radiator and opening into:

KITCHEN 15' 9" x 11' 0" (4.8m x 3.35m)

Range of units comprising Belfast sink, base units with Oak worktops, wall cupboards and breakfast bar. Built in oven and ceramic hob. Integrated wine cooler. Large PANTRY cupboard, ceramic tiled floor and French doors into:

CONSERVATORY / SUN ROOM 12' 0" x 8' 0" (3.66m x 2.44m)

Ceramic tiled floor and French doors leading to the rear garden.

UTILITY ROOM 6' 6" x 4' 9" (1.98m x 1.45m)

Belfast sink and wall cupboards. Plumbing for auto washer. Gas central heating boiler, part ceramic walls and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via an open staircase from the Entrance Hall and opening from the Landing which has a linen cupboard are:

MASTER BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Radiator and opening into:

ENSUITE BATHROOM

White Victorian style suite comprising free standing bath with mixer tap shower, pedestal washbasin and high level WC. Heated towel radiator.

BEDROOM 23' 0" x 11' 6" (7.62m x 3.51m)

Feature cast iron fireplace and 2 radiators.

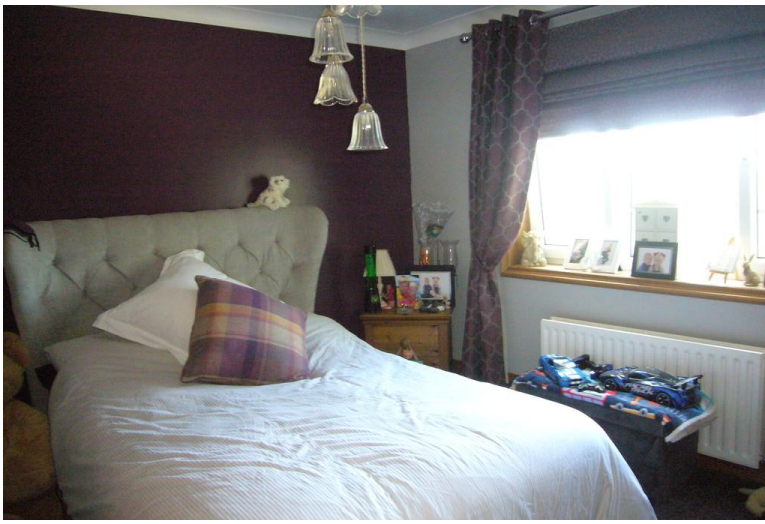
REAR BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m)

Radiator.

SHOWER ROOM

White suite comprising large walk in shower with dual shower heads, twin vanity washbasin and high level WC. Radiator, part ceramic tiled walls and oak floor.





TO THE OUTSIDE

Brick GARAGE with up and over door to front with gated vehicular access from Main Street.

Extensive stone chipping area to front providing ample additional Off Street Parking with timber Garden Store.

Large Garden to rear with patio and hard landscaped area together with lawned garden area beyond having timber Summerhouse.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas 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.

COUNCIL TAX

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



VIEWING

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

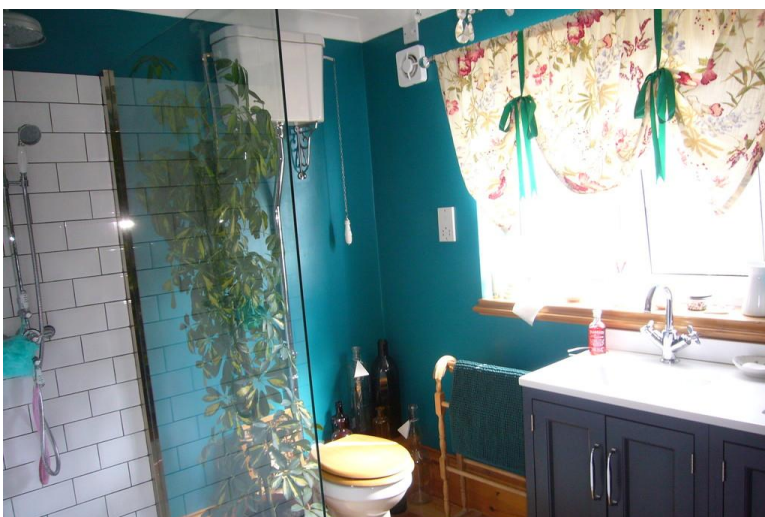
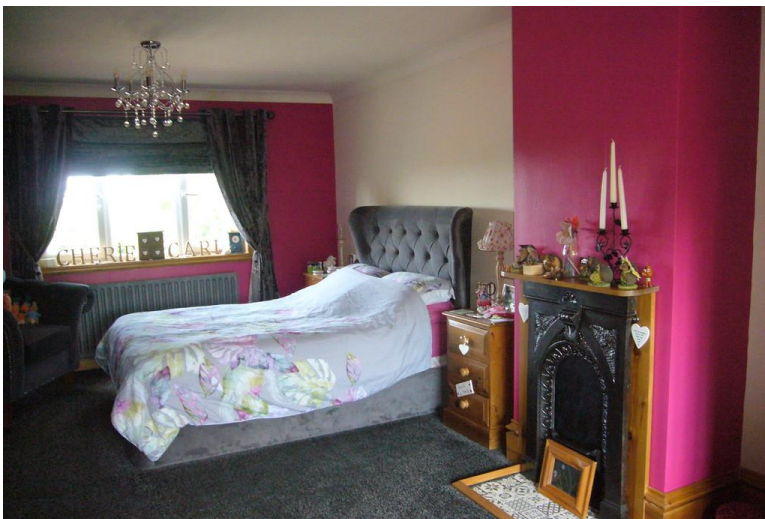
OFFER PROCEDURE

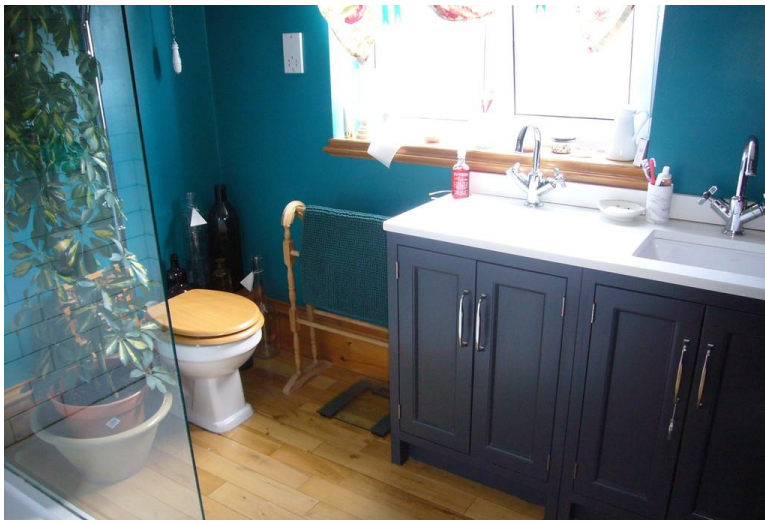
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability 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

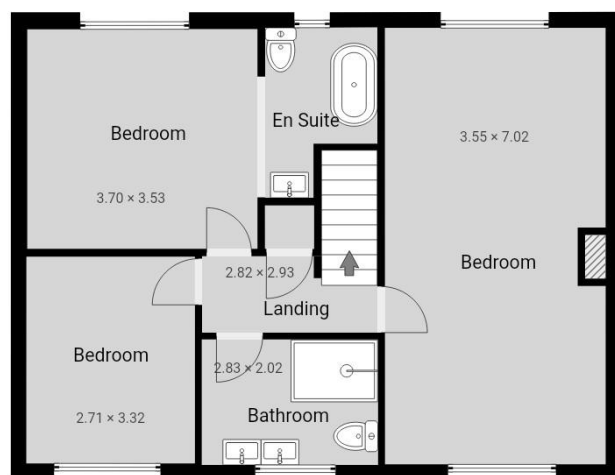
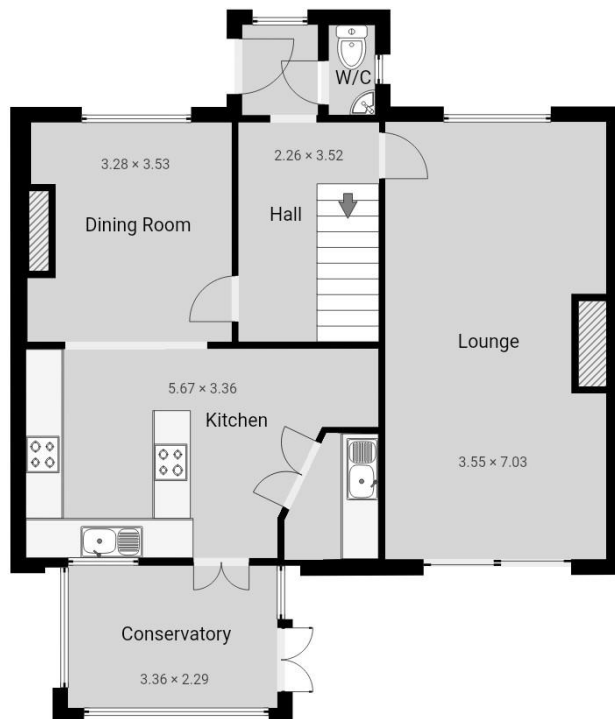
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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		
55-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		



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