



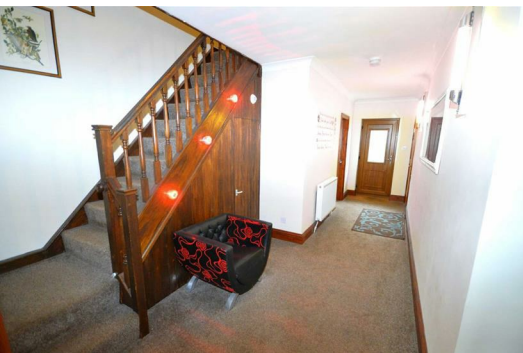
Fitling Lane

, Burton Pidsea, HU12 9AL

£325,000



An exceptional farmhouse, this five bedroomed detached property has a desirable location sat amongst 3/4 acre. With three reception rooms this sophisticated property is spacious and built for family life. Briefly comprising of; entrance hall, shower room, lounge, snug, dining kitchen, utility, five bedrooms and four bathrooms including three en-suites. There is ample parking with the property. Externally the property offers a large driveway with ample parking and 3/4 acre of land. Benefitting from modern gas central heating and double glazing. The property has agricultural ties, which you can call and enquire about for more information. EPC rating of 'D'.



Entrance Hall

Main entrance hall, staircase to the first floor with spindled banister, understairs cupboard, laminate flooring, two radiators, separate front door.

Shower Room

Window to side, shower, low level WC, part tiled walls, laminate flooring.

Lounge 18'5" x 25'2" max (5.61 x 7.66 max)

Windows to front and side, double glazed patio doors, log burner, three radiators.

Snug / Bedroom 13'3" x 9'8" (4.03 x 2.95)

Windows to side and rear, fitted wardrobes, TV point, radiator.

Dining Kitchen 25'2" x 11'1" (7.66 x 3.39)

Fitted with a matching range of wall and base units with worksurfaces over. 1½ bowl sink unit, electric cooker point, radiator. Two windows to the rear, French doors to the side.

Utility

Space for dishwasher, worksurfaces, space for washing machine, window to rear, Karndean flooring.

Master Bedroom 11'7" x 13'9" (3.54 x 4.20)

Sliding doors to balcony, heated towel rail.

En Suite

White suite comprising shower enclosure, wash hand basin set in a vanity unit and a low level WC. Tiled walls and a heated towel rail.

Bedroom 2 16'2" x 12'1" (4.93 x 3.68)

Window to front, radiator.

Bedroom 3 15'0" x 14'1" (4.58 x 4.28)

Windows to front and side, radiator.

Bedroom 4 12'0" x 10'0" (3.67 x 3.05)

Window to rear, radiator.

Bedroom 5 11'5" x 13'5" (3.48 x 4.09)

Windows to side and rear, radiator.

House Bathroom

Fitted with a white 4-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled walls, tiled floor, radiator and window to side.

External

Set within approx ¾ acre plot benefitting from a well cared for landscaped gardens that offer: large lawn area, well stocked mature borders, natural pond, driveway with ample parking

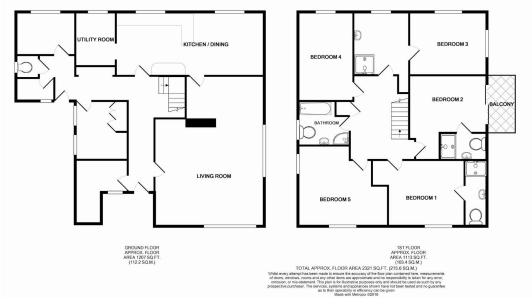
Agricultural Tie

Buyers must be aware that this property has an agricultural tie clause.

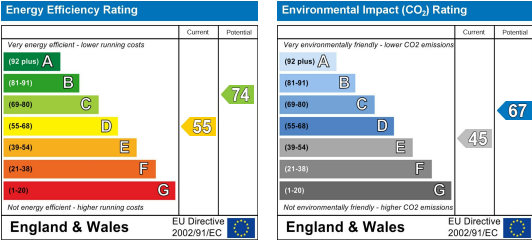
Area Map



Floor Plans



Energy Efficiency Graph



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