



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



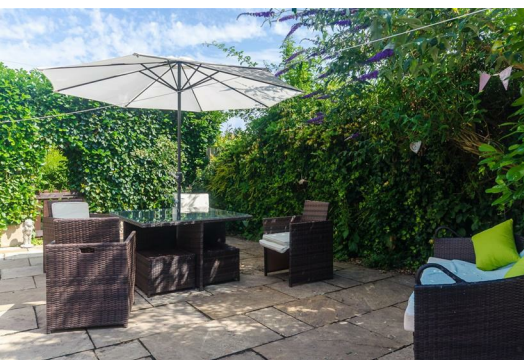
## The Old Surgery, Rectory Road

Roos, HU12 0HT

Offers In The Region Of  
£195,000



Double fronted detached cottage overlooking open fields on this rural lane of the edge of this highly sought after village, having previously been used as the village doctor's surgery, this delightful property has a rich history and is packed with charm and character. Highlights include rustic exposed beamed ceilings, original fireplaces and a secluded stone paved rear patio area that provides a great space to relax and unwind. With uPVC glazing and gas central heating throughout the accommodation comprises: central hallway, lounge, dining room, fitted kitchen, sitting room, four piece bathroom, first floor office/potential third bedroom, two front facing double bedrooms and a dressing room. Outside the property has a side driveway, ornamental side garden, private paved patio and an additional parking area leading from Lamb Lane.







### Hallway

An arched uPVC front entrance door opens into a central hallway with a further door to the rear garden and access leading off to all ground floor accommodation.

### Lounge 11'9" x 14'1" (3.6 x 4.3)

Pleasant living room with a marbled fireplace housing a free standing electric stove, exposed wooden ceiling with rustic beams, two uPVC windows and a radiator.

### Dining Room 11'9" x 12'9" (3.6 x 3.9)

Traditional dining room leading on from the kitchen with two uPVC windows, exposed wooden ceiling with beams and a radiator.

### Breakfast Kitchen 9'10" x 12'9" (3 x 3.9)

With white fitted shaker base units with wood effect laminate work surfaces and tiled splash backs, inset 1.25 bowl stainless steel sink and drainer with mixer tap, fitted electric oven and gas hob with extraction fan, plumbing for a dishwasher, washing machine and space for a vertical fridge freezer. Slate flooring, exposed wooden ceiling with beams, radiator and a uPVC window facing onto the garden.

### Sitting Room 9'10" x 14'1" (3 x 4.3)

Flexible third reception room currently used as a n overflow bedroom with day bed but offering potential as a home office or

playroom etc. With an enclosed staircase leading to the first floor with small cupboard below, rear facing uPVC window, radiator and access to the bathroom.

### Bathroom 10'7" x 5'10" (3.25 x 1.8)

White four piece fitted bathroom suite comprising panelled bath, quadrant shower cubicle with mains shower unit, low level WC and pedestal wash hand basin. Tiled flooring, decorative wooden panelling to the walls, three uPVC windows and a towel radiator.

### Open Landing/Study 9'10" x 17'6" (reduced ceiling height) (3 x 5.35 (reduced ceiling height))

Stairs rise and turn onto the first floor with an open landing which is currently used as a home office but has the potential for a third bedroom, with a sloping ceiling with sky light and a radiator. An inner landing with uPVC front facing window and loft hatch gives access through to the two front bedrooms.

### Bedroom One 12'5" x 13'1" (3.8 x 4)

Double bedroom with two uPVC windows providing views over fields to the front with polished wooden floorboards, radiator and access through to the dressing room.

### Dressing Room 9'10" x 13'1" (reduced ceiling height) (3 x 4 (reduced ceiling height))

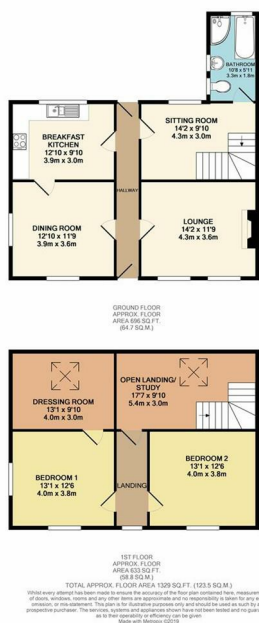
Part-sloping ceiling with sky light, wall mounted gas combi-boiler, polished wooden floorboards, radiator, fitted wardrobe and drawer unit.

### Bedroom Two 12'5" x 13'1" (3.8 x 4)

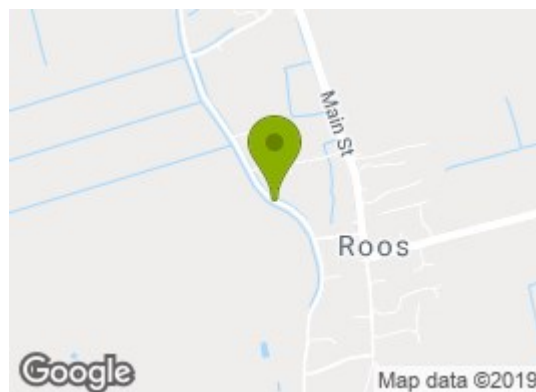
Double bedroom with an ornamental cast iron basket grate fireplace with built-in alcove cupboard, polished wooden flooring, radiator and a uPVC window to the front aspect with open views.

### Garden

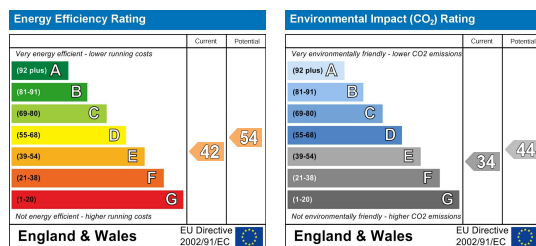
The front of the property is screened from the roadside via mature hedging with a trellis archway with path to the front door. A dropped kerb leads onto a hard standing side driveway providing off street parking, a gate opens to a paved area housing a large shed and provides space for bins etc. An ornamental gravelled side garden with brick edged pathway leads down the opposing side of the property with a further trellis covered gateway leading through to a low maintenance stone paved garden, screened by mature hedges for added privacy. Access leads onto a pull in area off Lamb Lane providing additional parking for two cars.



## Area Map



## Energy Efficiency Graph



Council Tax band:C

**Directions:** The property is on the southern edge of the village, from the village centre turn down the side of Black Horse public house onto Hodgson Lane, turning left onto Rectory Road where this property is on the corner with Lamb Lane on the left hand side.

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