



**Townend  
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CHARTERED SURVEYORS SINCE 1895

THE BUNGALOW, CARR LANE, NEWPORT HU15 2QH  
OFFERS IN REGION OF £395,000







### SITUATION

The Bungalow, Carr Lane, Newport, Brough, HU15 2QH, will be found when travelling from Howden by turning left off the B1230 after entering Newport into Thimblehall Lane and then proceed for half a mile over the motorway. At the 'T' junction turn left into Landing Lane and then first right into Carr Lane and the property is on the right hand side after approximately 1 mile.

Newport is some 17 miles to the west of Hull and approximately 7 miles east of Howden. The village is well served by a variety of local amenities including shops, garage, public house, school, church and recreational facilities.



### DESCRIPTION

The property is set in over 2 Acres and the spacious detached bungalow offers equestrian and other potential and enjoys a rural location overlooking agricultural land. The bungalow briefly contains spacious hall, lounge, dining room, kitchen, utility room, 3 bedrooms, bathroom and shower room. Outside are the spacious gardens and a detached double garage. The grass paddock is immediately behind the bungalow.





## ACCOMMODATION

### OPEN PORCH

**HALL 24' 2" x 8' 6"** (7.37m x 0m) narrowing to 6'4" (1.83m)

Having a Georgian style PVCu double glazed entrance door and side panel, ceiling coving, 3 fitted cupboards, 2 central heating radiators and carpeting.

**LOUNGE 25' 11" x 13' 10"** (7.9m x 4.22m)

Having triple aspect of Georgian style front PVCu double glazed bay window, side Georgian style PVCu double glazed arched window and rear PVCu double glazed picture window, ceiling coving, stone fireplace with open fire, 2 central heating radiators and carpeting.

**DINING ROOM 13' 0" x 11' 7"** (3.96m x 3.53m)

Having a Georgian style PVCu double glazed window, ceiling coving, central heating radiator and carpeting and sliding doors opening onto:-

**KITCHEN 15' 4" x 13' 10"** (4.67m x 4.22m)

Having a PVCu double glazed window, ceiling coving, extensive range of fitted units comprising one and half sink unit set in laminated working surface with cupboards and drawers under and matching wall units and incorporating an electric over and hob. 'Worcester Danesmoor' oil central heating boiler and cushion floor covering and central heating radiator.

**UTILITY ROOM 8' 10" x 7' 11"** (2.69m x 2.41m)

Having a PVCu double glazed door and window, laminate working surface with appliance spaces under, wall cupboards and central heating radiator.

### SEPARATE WC

With PVCu double glazed window having WC and wash basin.

**MASTER BEDROOM 15' 0" x 11' 11"** (4.57m x 3.63m)

Having a PVCu double glazed window, ceiling coving, range of fitted bedroom furniture, central heating radiator and carpeting.

**2ND FRONT BEDROOM 13' 9" x 12' 11"** (4.19m x 3.94m)

Having a Georgian style PVC double glazed window, ceiling coving, range of fitted bedroom furniture, central heating radiator and carpeting.







### 3RD REAR BEDROOM 11' 10" x 10' 10" (3.61m x 3.3m)

Having a PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

### BATHROOM 8' 0" x 5' 11" (2.44m x 1.8m) to extremes

Having a PVCu double glazed window, pink suite of bath and wash basin, airing cupboard housing the cylinder with immersion heater, central heating radiator and cushion floor covering.

### SHOWER ROOM 6' 9" x 4' 11" (2.06m x 1.5m)

Having PVCu double glazed window, a green suite of shower cubicle, pedestal wash basin and WC, central heating radiator and cushion floor covering.

### OUTSIDE

#### GARAGE 19' 6" x 17' 9" (5.94m x 5.41m)

The side gravel drive leads to the detached double garage with 2 single up and over doors.

### GARDENS

Front, rear and good sized side lawn gardens.

### PADDOCK

Immediately behind the bungalow is the fenced grass paddock.

The bungalow garden and paddock stand in over 2 Acres.

### PLAN

The plan showing the bungalow and garden edged red and hatched yellow and the grass paddock edged red and hatched green is attached to this brochure for identification purposes only. The plan is reproduced with the sanction of the Controller of HM Stationery Office - Crown copyright reserved Licence No. ES100004446.

### VIEWING

The property may be viewed by prior appointment only through the Agents' Howden Office.



## SERVICES

It is understood that mains water and electricity are laid to the property.

Drainage is to a septic tank and there is an oil fired central heating system served by the boiler in the kitchen.

The windows as detailed are double glazed.

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

## OUTGOINGS

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

## FLOOR PLAN

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.

## 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.

## Ground Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	35	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	26	69
England, Scotland & Wales		
EU Directive 2002/91/EC		