



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Lilac Lodge Enholmes Farm

£230,000

Patrinton, HU12 0PR



EXCHANGE CONTRACTS BEFORE 30/06/2021 AND RECEIVE A £5000 DISCOUNT!
PLUS PONY PADDOCKS AVAILABLE !

New build barn conversion finished to a high specification with premium fixtures and fittings, recently completed, ready and available now for it's first owner. Located on this impressive grade II listed development on the rural outskirts of Patrinton, this four bedroom home is one of just a few properties converted within the original Engine House, located at the entrance to the development. The property retains plenty of the building's original character with brick feature walls and exposed beams, contrasting with the modern bathrooms and fitted kitchen. With double glazing and gas central heating throughout the property comprises: entrance hall, ground floor WC, fitted kitchen with integrated appliances, lounge, separate dining room, four first floor bedrooms, ensuite shower to the master and house bathroom with four piece suite, outside is a garden leading onto the car park. Contact us today to arrange a viewing.





Entrance Hall

A glazed front entrance door opens into the hallway with stairs leading to the first floor landing with a wooden balustrade, cloakroom below and with stone tiled flooring, radiator, spotlights and exposed beams.

Kitchen 15'8" x 8'4" (4.80 x 2.55)

Modern wooden fitted kitchen units with white marbled effect work surfaces and tiled splash backs, incorporating a ceramic 1.5 bowl sink and drainer with mixer tap, electric built-under oven with five ring gas hob and stainless steel extraction hood, integrated dishwasher, fridge, freezer and space for an integrated washing machine (not supplied). Gloss tiled flooring, spotlights, exposed ceiling beams, tv point, vertical radiator, front facing window and a gas fired boiler concealed in a cupboard.

Dining Room 9'2" x 15'1" (2.80 x 4.60)

With glass doors into the kitchen and lounge providing an open plan layout effect with radiator, exposed ceiling beams, spotlights and a brick feature wall.

Lounge 25'1" x 11'5" (7.65 x 3.5)

Spacious living room with French doors to the front, two radiators, spotlights, tv point, exposed beams and a brick feature wall.

Bedroom One 13'1" x 9'10" (4.00 x 3.00)

Double bedroom with an arched feature window to the front aspect, sky light, radiator, tv point and a brick feature wall.

Ensuite 2'7" x 8'6" (0.80 x 2.60)

Three piece suite comprising alcove shower cubicle with mains fed shower, low level WC and basin. Tiled walls and flooring, towel radiator and extraction fan.

Bedroom Two 9'10" x 16'10" (3.00 x 5.15)

With a window to the front aspect, tv point, radiator, spot lights and a brick feature wall.

Bedroom Three 8'10" x 11'11" (2.70 x 3.65)

Two sky lights, radiator, spotlights, tv point, beams and a brick feature wall.

Bedroom Four 9'4" x 9'0" (2.85 x 2.75)

Sky light, radiator, spotlights, tv point, beams and a brick feature wall.

Bathroom 11'7" x 5'6" (3.55 x 1.70)

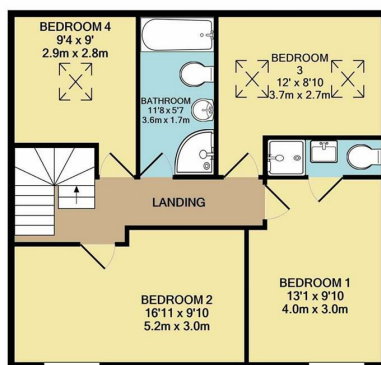
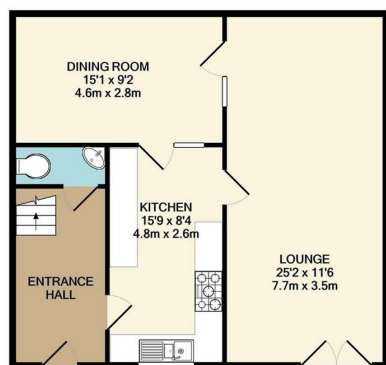
Four piece white bathroom suite comprising panelled bath, quadrant shower cubicle, low level WC and pedestal wash hand basin. Tiled walls and wood effect tiled flooring, spotlights, towel radiator and sky light.

Outside

Outside is laid to lawn garden with a winding paved pathway and low fence leading onto the car park where there is two allocated parking spaces.

Agent Note

An annual service charge of £500 is payable to the Enholmes Farm management company to maintain the communal areas, street lighting and drainage system etc.



TOTAL APPROX. FLOOR AREA 1339 SQ.FT. (124.4 SQ.M.)

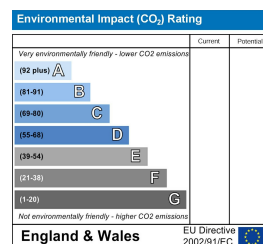
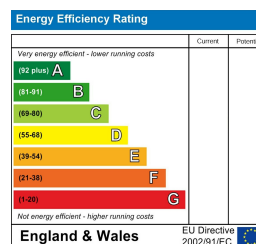
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



Council Tax band:

Directions: Starting from our office head left onto Queen Street and follow the road through the town and out towards the village of Patrington. Upon entering the village continue on the road, past the fire station then turn left onto Humber Lane. Turn right onto Southside road then right again onto Enholmes Lane towards the development where the Engine House is the large building at the entrance of the development.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

