



Lodge Farm Court, Melbourn, York £330,000

A deceptively spacious detached family residence sitting within this quiet cul-de-sac location within the pretty village of Melbourn which is well placed for easy access to York, Pocklington and Hull with the A64 and M62 close by. The village enjoys a range of amenities including a public house, primary school and sports field.



Offering flexible accommodation arranged over two floors, we are delighted to offer for sale this spacious 3/4 bed roomed detached home which has been beautifully maintained, upgraded and modernised within the recent years to include the refitting of the property's bathroom along with full decoration throughout, modern fitted kitchen and landscaping of the property's gardens.

Positioned within this quiet backwater position, the property is entered via a uPVC door which in turn opens into an entrance porch with uPVC French doors leading into the rear garden, and further doors to the garage and inner hallway.

A central inner hallway provides access into all ground floor rooms along with turn staircase leading to the first floor accommodation with vaulted ceiling and landing window.

To the ground floor, you will find a spacious reception found to the rear of the property enjoying views over the rear garden and patio via a large uPVC double glazed window to the side elevation along with a further uPVC double glazed window to the rear. Both windows enjoy fitted shutters with the sitting room's focal feature being a brick fireplace with timber mantle with a freestanding wood burning stove set upon a stone hearth.

Found to the front of the ground floor are two well proportioned bedrooms which provides additional reception space should the discerning purchaser wish, both enjoy an abundance of natural light having uPVC double glazed window to the front elevation with the vendors currently presenting one room as a working office with bespoke fitted alcove storing.

The property's dining kitchen provides an extensive range of wall and base fitted units with fitted rolltop preparation surfaces which incorporate a circular sunken sink unit with matching circular drainer with mixer tap over along with a four ring gas hob with extractor hood above with double Bosch oven and microwave. The kitchen benefits from fitted appliances including a fridge, freezer and dishwasher. Laminated flooring runs throughout the room with an ideal dining area with recess spotlights to the ceiling and an internal glazed window allowing natural light in from the inner hallway.



Running alongside the kitchen is a well placed utility room which provides provisions for an automatic washing machine and tumble dryer along with the oil central heating boiler, tiled floor and door giving access onto a side pathway.

Finally to the rear of the ground floor is a W/C which provides a modern two piece suite having a low flush WC and hand wash basin set within a high gloss vanity unit with Herringbone style flooring and double glazed semi opaque window to the side elevation.

To the first floor, a galleried landing leads into two well proportioned bedrooms along with bathroom and dressing room with a useful storage cupboard and Velux rooflight to the side elevation.

Both bedrooms are double in nature with the front bedroom providing a range of fitted wardrobes with timber glass doors and are served by a recently upgraded modern house bathroom which comprises a panel bath with electric shower and glass shower screen, low flush WC and hand wash basin with half height tiled walls and a Velux roof light to the side elevation.



In addition is a rather useful walk in dressing room which provide shelving and rails with a storage cupboard housing the hot water cylinder with the room offering potential to be used as a small study with natural light gained via a Velux window to the side elevation.

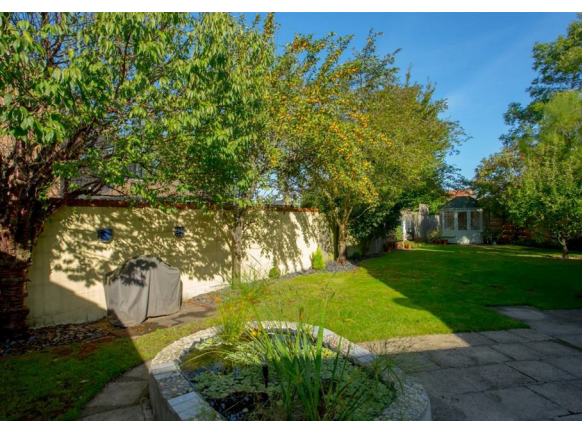
To the outside, the property is located within this quiet cul-de-sac location just off the main street of Melbourne with parking providing a paved driveway passing through brick pillars leading to the brick built garage benefitting from an up and over door along with light and power. To the front of the property is a laid lawn with mature established beds with a path leading to the front door and side elevation.

To the rear of the property is a good sized garden with generous patio found immediately to the rear with a central feature wildlife pond which thereafter leads to a brick store and gives access to the oil tank.

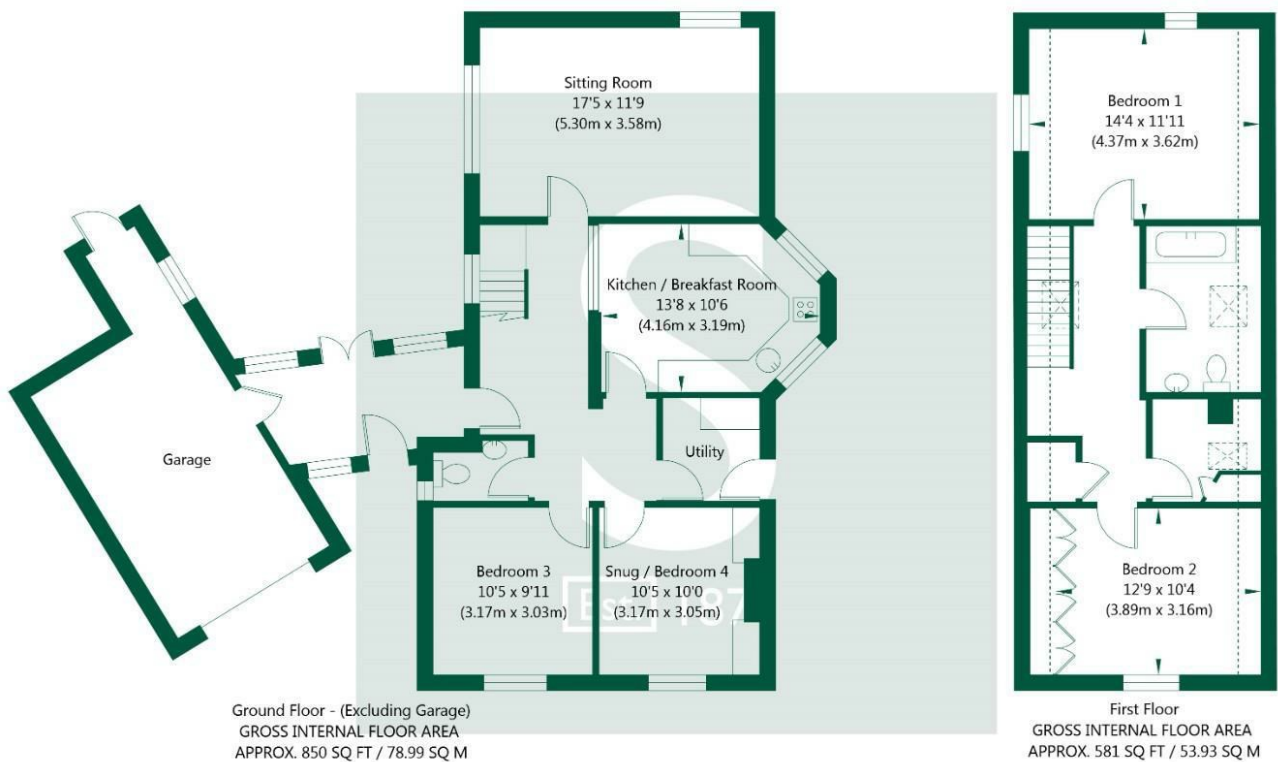
The garden is predominantly laid to lawn with an array of surrounding established mature borders, to the rear of the garden is a timber summerhouse with a further patio and greenhouse.

It is therefore as agents we highly recommend an internal inspection to truly appreciate this deceptively spacious family home which is liked to appeal to a range of buyers including young and mature professionals, families as well as those looking to downsize to more manageable accommodation.

Tenure: Freehold
Services: Mains water, electricity, drainage, oil fired central heating
EPC Rating: 51 (E)
Council Tax: East Riding of Yorkshire – Band E
Viewings: Strictly via the selling agent 01904 625533



Lodgefarm Court, Melbourne, York, YO42 4SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1431 SQ FT / 132.92 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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