



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Kiln Lane

£149,000

Pattrington, HU12 0RH



SEMI-DETACHED HOUSE CLOSE TO THE VILLAGE CENTRE AND SCHOOL!

This well presented semi detached house offers the ideal family home for anyone wanting to take the next step up the property ladder in this well regarded village, enjoying good size gardens to the front and rear and centrally located within a short stroll of the village centre and local school. With uPVC glazing and gas central heating throughout the accommodation briefly comprises: entrance lobby, lounge, dining/sitting room, high gloss fitted kitchen, separate utility, ground floor WC and a home bar area, to the first floor are two double bedrooms, good size third bedroom and an upgraded bathroom. Outside are good size enclosed laid to lawn gardens to the front and rear. Properties on this lane don't often come onto the market so arrange an early viewing to avoid disappointment.





Entrance Lobby

A uPVC front entrance door opens into the entrance lobby with laminate flooring and stairs rising to the first floor landing. Access leads through to the lounge and dining/sitting room.

Lounge 17'0" x 11'1" (5.20 x 3.40)

Good size living room with uPVC windows to the front and rear aspects, a decorative fireplace, two radiators and laminate flooring.

Dining/Sitting Room 10'0" x 11'5" (3.05 x 3.50)

Second reception room with a uPVC window to the front aspect, laminate flooring, radiator and a painted brick fireplace with electric fire.

Kitchen 6'6" x 14'9" (2.00 x 4.50)

White high gloss fitted kitchen with black work surfaces, stainless steel sink and drainer, electric hob, space for a vertical fridge freezer, laminate flooring, radiator, two uPVC windows, under-stairs-storage cupboard and a serving hatch to the lounge.

Utility 6'0" x 8'8" (1.85 x 2.65)

Separate utility leading on from the kitchen with space and plumbing for a washing machine and under counter fridge. Laminate flooring, radiator, uPVC window and door to the garden.

Bar & WC 6'6" x 8'2" plus wc (2.00 x 2.50 plus wc)

At the rear of the property is a fitted home bar with uPVC door to the rear garden and laminate flooring. Next to the bar is a ground floor WC with uPVC window.

Bedroom One 11'11" x 11'5" (3.65 x 3.50)

Double bedroom with a uPVC front facing window, radiator and a built-in cupboard with hanging rail and housing the gas combi-boiler.

Bedroom Two 8'2" x 11'5" (2.50 x 3.50)

Double bedroom with built-in cupboard with hanging rail, radiator and uPVC window to the front aspect.

Bedroom Three 8'2" x 8'2" (2.50 x 2.50)

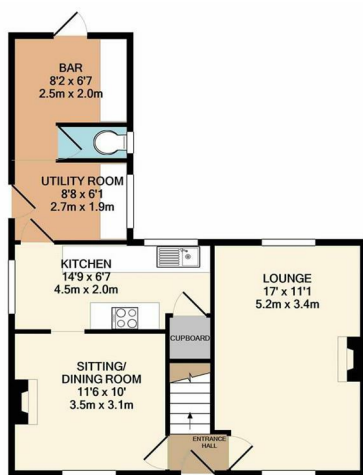
Good size third bedroom with radiator and rear facing uPVC window.

Bathroom 4'7" x 7'10" (1.40 x 2.40)

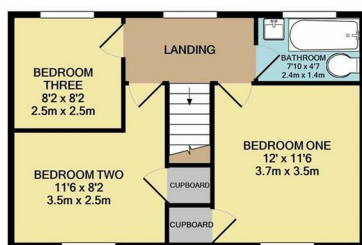
Updated house bathroom fitted with a modern white three piece bathroom suite comprising bath with dual head mains shower above and glass screen, counter top basin with cupboard below and with a low level WC. Tiled flooring and tiled walls, towel radiator, spot lights to the ceiling and an obscured glass uPVC window.

Garden

The property sits in a good size plot with laid to lawn gardens to the front and rear. The property is approached by a gated footpath leading up to the property with a hedge boundary to the roadside, access continues down the side of the property to an enclosed rear garden, with a gravelled area adjoining the back of the house, with well stocked planted borders and with a wooden storage shed.



GROUND FLOOR
APPROX. FLOOR
AREA 574 SQ. FT.
(53.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ. FT.
(41.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1016 SQ. FT. (94.3 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.
Made with Metropix (2020)

Council Tax band:B

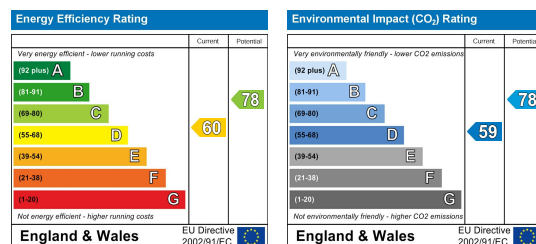
Directions: From our office head north on Queen Street and follow the road out of the town towards Patrington, upon entering the village turn left on Tithe Barn Lane, left again on Eastgate and right onto Kiln Lane, where the property is located on the left hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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

Telephone: 01964 611281 | www.goodwinfox.com

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

