



**23 Lowthorpe Lane**  
**Nafferton, Driffield, East Yorkshire YO25 4JX**  
**Offers over £200,000**

**WP** WOOLLEY  
& PARKS



# 23 Lowthorpe Lane, Nafferton, Driffield, East Yorkshire YO25 4JX

\*\*\*A SPACIOUS FAMILY HOME IN A POPULAR VILLAGE LOCATION\*\*\*

Situated in a peaceful position at the edge of this highly regarded Wolds village, this attractive semi-detached property offers a deceptively spacious, and very nicely presented arrangement of accommodation that is sure to appeal to anyone seeking a family home. Briefly comprising Entrance Hall, spacious Living/Dining Room, Breakfast Kitchen, Conservatory and ground floor Bathroom, whilst upstairs there are FOUR generously sized Bedrooms and a Shower Room. A generous plot provides lawned gardens to the front and rear, with ample driveway parking space and a single garage. The village itself offers a wide range of amenities and excellent transport links, including a railway station, with an outstanding Primary School, and just a short distance from the popular market town of Driffield.

## Entrance Hall 9'9" x 5'9" (2.97m x 1.75m)

A uPVC double glazed panel door, with double glazed side panels, opens from the side elevation to a welcoming hallway, with oak effect flooring, two built-in store cupboards and staircase leading off.

## Living/Dining Room 20'4" x 14'2" max (6.20m x 4.32m max)

A spacious reception room offers ample space to accommodate both living and dining areas, with a large double glazed window to the front elevation, two radiators and a TV point.

## Breakfast Kitchen 13'0" max x 12'9" (3.96m max x 3.89m)

Comprehensively fitted with a range of base, wall and drawer units in a beech wood effect finish, with granite effect rolled edge work tops and breakfast bar, stainless steel sink unit and splash back tiling. Integrated appliances include an electric hob with extractor cowl above, electric double oven and recesses to accommodate free-standing washing machine and dishwasher. Gas central heating boiler, radiator, built-in under-stair store cupboard, double glazed window and door through to the Conservatory.

## Conservatory 10'3" x 8'5" (3.12m x 2.57m)

uPVC frames on a low brick base with privacy wall to one side and double glazed windows. Laminate flooring, radiator and double doors out to the rear garden.

## Bathroom 7'1" x 6'0" (2.16m x 1.83m)

A modern white suite comprises panelled bath, wall mounted wash basin and WC, with splash back tiling, chrome towel radiator, extractor fan and double glazed window.

## First Floor Landing

With radiator and loft access hatch.

## Bedroom One 11'6" x 10'10" (3.51m x 3.30m)

With double glazed dormer window, radiator and a built-in cupboard.

## Bedroom Two 9'11" x 8'10" (3.02m x 2.69m)

With double glazed dormer window and a radiator.

## Bedroom Three 10'10" x 6'0" plus entrance recess (3.30m x 1.83m plus entrance recess)

With double glazed dormer window and a radiator.

## Bedroom Four 8'10" x 8'6" (2.69m x 2.59m)

With double glazed dormer window and a radiator.

## Shower Room 6'3" x 5'0" (1.91m x 1.52m)

A white suite comprises corner shower enclosure, pedestal wash basin and a WC, with splash back tiling, radiator, extractor fan and double glazed window.

## External

The property stands well back from the roadside, with a lawned garden and block paved driveway extending to the side of the property and giving access to the single garage.

## Garage 17'6" x 8'0" (5.33m x 2.44m)

A substantial brick-built garage with up and over door, side window, electric lighting and power sockets.

## Rear Garden

The rear garden features a patio terrace and lawn with a further hardstanding behind the garage, accommodating a shed.

## Services

It is understood that the property is connected to all mains services.

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

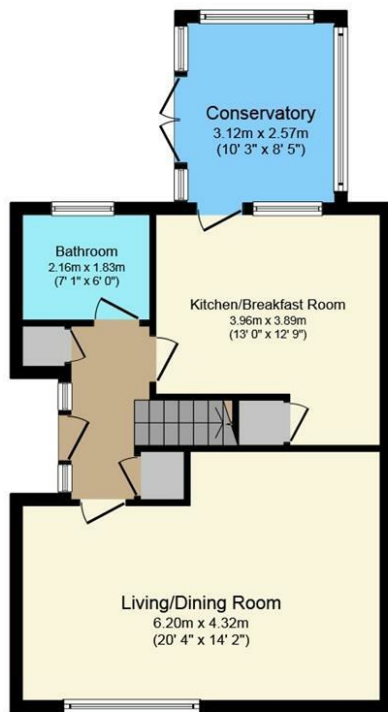
## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

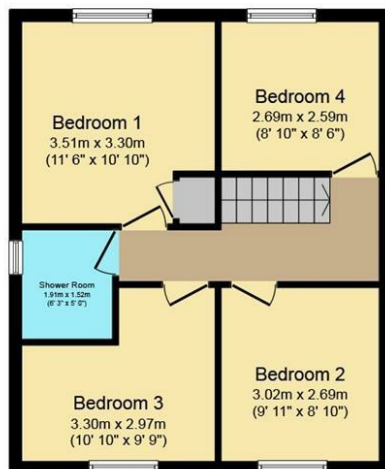
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





### Ground Floor

Floor area 58.7 sq. m. (632 sq. ft.) approx



### First Floor

Floor area 47.2 sq. m. (508 sq. ft.) approx

Total floor area 105.9 sq. m. (1,140 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



