



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **11 Inglemire Lane, Cottingham, Yorkshire HU16 4PB** **Offers over £250,000**

**ABSOLUTELY STUNNING THREE BED SEMI - FULLY REFURBISHED AND EXTENDED - GENEROUS REAR GARDEN - OFF STREET PARKING FOR SEVERAL VEHICLES - HIGHLY SOUGHT AFTER LOCATION - 1575 SQUARE FOOT TOTAL FLOORSPACE**

This superb three bed semi detached home is situated on the outskirts of the sought after west Hull village of Cottingham with excellent transport links to both Cottingham centre and Hull city centre. This beautiful semi detached home has been extended and refurbished by its current owner to an exceptional standard with no expense spared and the finest quality fixtures and fittings used. It really must be viewed to appreciate the space and quality on offer here. The ground floor has a huge open plan layout set up perfectly for family life with a modern kitchen incorporating an island at its focal point, separate sitting room and convenient utility and shower room. The second floor briefly comprises three double bedrooms and a stunning family bathroom suite. Externally this gem of a property keeps on giving with an excellent sized rear garden and patio ideal for summertime entertaining and a large front and side drive giving off street parking for a number of vehicles.

**DON'T MISS OUT ON THIS ONE....AN EARLY VIEWING IS STRONGLY ADVISED!!!!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor and door to the...

### SITTING ROOM

12'5 max x 11'4 max (3.78m max x 3.45m max )

With French doors to the...



### LIVING ROOM

23'7 max x 24'0 max (7.19m max x 7.32m max )

A huge Open Plan living area with under stairs storage cupboard and open plan entrance to the...



### KITCHEN/DINER

27'7 max x 15'3 max (8.41m max x 4.65m max )

A stunning kitchen dining area with a range of eye level and base level units with complementing work surfaces, island with under storage, stainless steel sink and drainer unit, integrated fridge freezer, integrated dishwasher, electric oven, conduction hob with overhead extractor fan, doors to the rear garden and door to the...



### UTILITY ROOM

with plumbing for washing machine, space for tumble dryer and door to the...



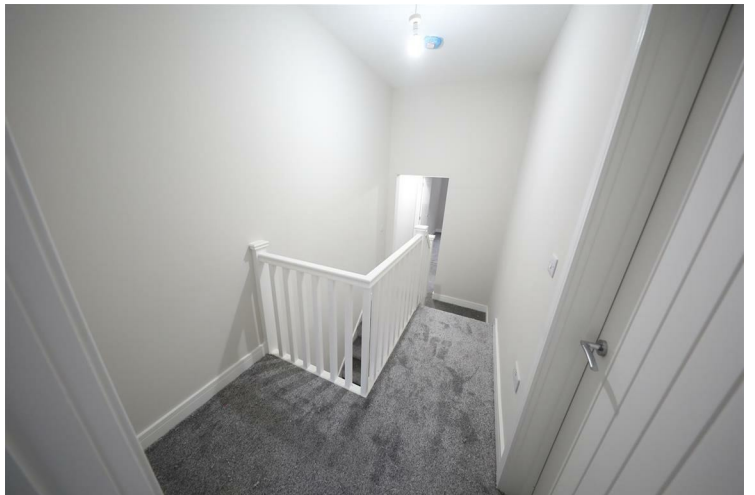
### SHOWER ROOM

With low-level WC, pedestal handbasin, walk-in shower with overhead shower attachment, heated towel rail and tiled from floor to ceiling



## FIRST FLOOR

### LANDING



### BEDROOM ONE

15'9 max x 11'6 max (4.80m max x 3.51m max )

An excellent sized double bedroom



## BEDROOM TWO

9'9 max x 12'0 max (2.97m max x 3.66m max )  
A second good-sized double bedroom



## BEDROOM THREE

9'4 max x 10'10 max (2.84m max x 3.30m max )



## BATHROOM

Spacious family bathroom suite with low-level WC, pedestal handbasin, panelled bath with mixer tap and overhead shower attachment and tiled from floor to ceiling



## OUTSIDE

The rear garden is quite The sun trap. It is laid mainly to newly installed turf and enclosed by timber fencing with a block paved patio area ideal for barbecues are entertaining guests throughout the summer time. The front of the property benefits from a dropped curb and gravel driveway providing off street parking for a number of vehicles with the waist high brick wall to the front boundary.



## DOUBLE GLAZING

The property has the benefit of double glazing.

## CENTRAL HEATING

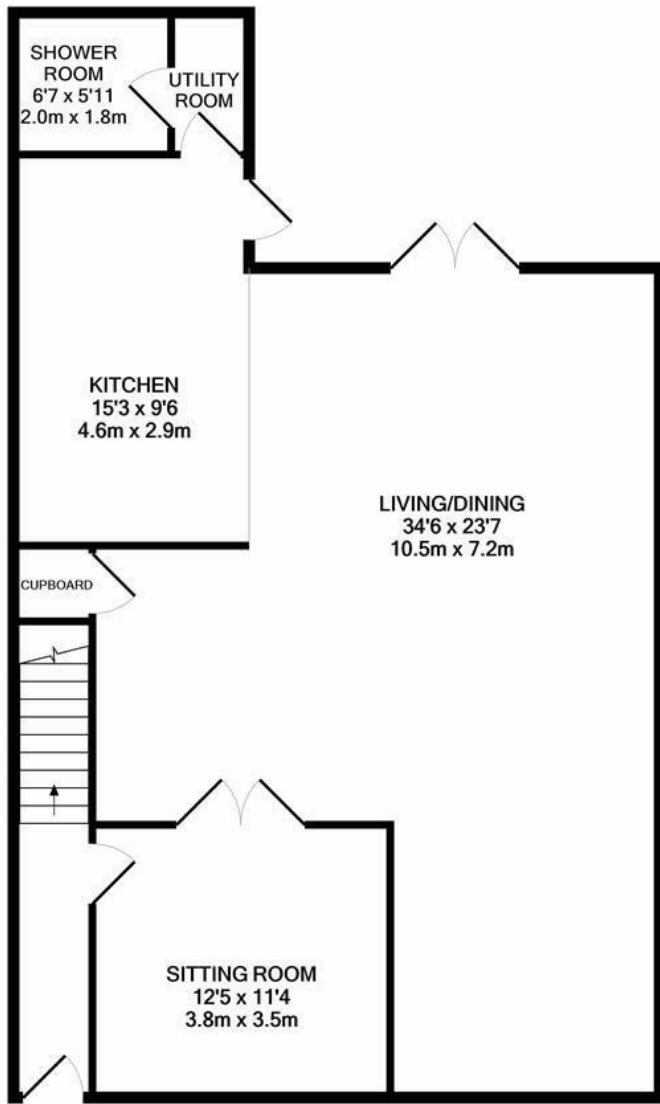
The property has the benefit of gas central heating (not tested).

## VIEWINGS

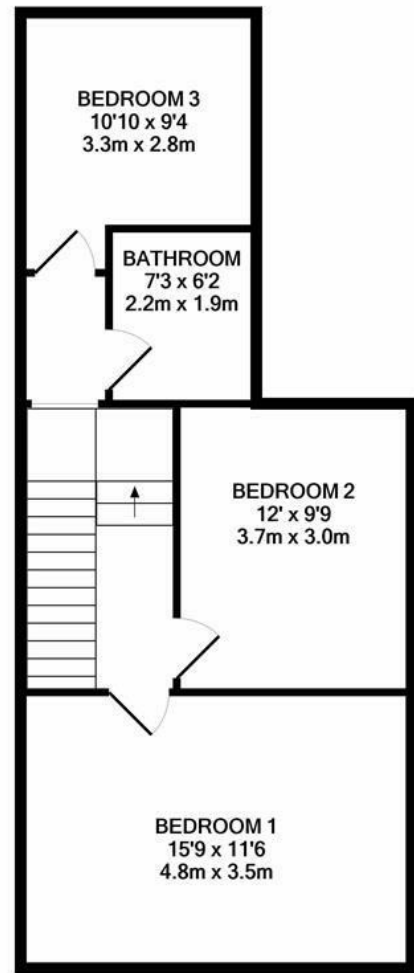
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



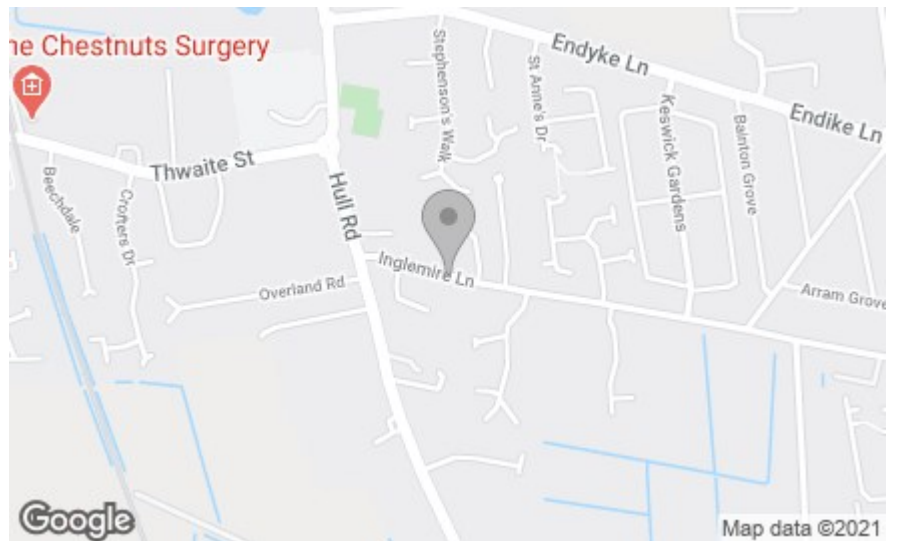
GROUND FLOOR  
APPROX. FLOOR  
AREA 1033 SQ.FT.  
(96.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.3 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  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <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	
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	
(02 plus) <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	
England & Wales	EU Directive 2002/91/EC