



Quick & Clarke

PROPERTY SPECIALISTS

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4 Carr Lane, Leven, HU17 5LN
Offers in the region of £369,950



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	

- Superb Property
- Flexible Layout
- Four/Five Bedrooms
- Delightful Gardens
- Garage & Extensive Parking

- Spacious Accommodation
- Well Appointed Throughout
- Three Bathrooms
- West Facing to Rear
- Energy Rating: D

LOCATION

This property enjoys a super location on Carr Lane which leads off West Street within the popular village of Leven.

Leven itself is a lovely residential/commuter village which has a current parish population of over 1,800. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a doctors and pharmacy, a primary school, two Public Houses, and a sports / social club to name but a few of the local amenities.

ACCOMMODATION

The accommodation has main gas central heating via hot water radiators, Upvc double glazing and is arranged over two floors as follows:

OPEN PORCH

L SHAPED ENTRANCE HALL

With Upvc front entrance door with matching side panel, built in cupboard and one central heating radiator.

LOUNGE

11'11" x 17'11"
With an electric fire set in a granite surround and hearth, double French doors to the rear garden with matching side panels providing a lovely outlook over the rear garden and one central heating radiator.

DINING KITCHEN

9'4" x 24'10"
With an excellent range of base and wall units incorporating contrasting worksurfaces, inset 1 1/2 bowl sink unit, Bosch built in twin ovens and split level hob with cooker hood over, integrated fridge freezer and dishwasher, patio door to the rear garden with matching side panel enjoying a lovely outlook over the garden and one central heating radiator.

UTILITY ROOM

6'6" x 8'8"
With fitted base and wall units incorporating worksurfaces with an inset 1 1/2 bowl sink, plumbing for automatic washing machine, door leading to a useful external drying area and personal door leading to the garage.

DINING ROOM (or Bedroom)

8'6" x 16'8"
With a sliding patio door to the garden, one central heating radiator and doorway to the bathroom.

BATHROOM/W.C

8'6" x 8'8"
With a panelled bath with mixer taps and hand shower over, low level w.c, pedestal wash hand basin, full height tiling to the walls and once central heating radiator.

BEDROOM 1

8'11" (net) x 11'2"
With fitted wardrobes along one wall and one central heating radiator.

BEDROOM 2

7'2" (net) x 7'11"
With fitted wardrobes incorporating sliding fronts and one central heating radiator.

SHOWER ROOM/W.C

5' x 8'6"
With a modern suite comprising of a large shower cubicle with hand shower and rain shower over, mermaid panelling to the shower, vanity unit housing the wash hand basin and concealed cistern w.c, full height tiling to the walls, downlighting to the ceiling and a ladder towel radiator.

STUDY HALL

8'6" x 10'4"
With a dog leg staircase leading off, built in cupboards and one central heating radiator.

FIRST FLOOR

LANDING

A lovely spacious landing with a double glazed roof light, one central heating radiator and doorways to:

BEDROOM 3

14' x 14'2"
With one central heating radiator and built in under eaves storage.

BEDROOM 4

14'11" x 12'9"
With one central heating radiator.

SHOWER ROOM/W.C

7'3" x 7'5"
With an independent shower cubicle with mermaid boarding the the walls, low level w.c, pedestal wash hand basin, double glazed roof light and one central heating radiator.

OUTSIDE

The property sits in an extra large plot with an extensive frontage providing excellent parking facilities with a turning area, there is a walled frontage and the main driveway leads to a single garage with up and over main door, rear personal door, power and light laid on.

To the rear is a delightful, well secluded garden which enjoys a westerly aspect. The rear garden has large patio areas to the immediate rear with a generous raised lawn beyond which has well stocked boarders, a number of trees and a further sun terrace. There is also a summerhouse, external cold water tap and external lighting.

COUNCIL TAX

The council tax band for this property is band D.

