



2 Pepys Dale, Leven, HU17 5PQ

Offers Over £315.000





**\*\* MODERN PROPERTY IN EXCELLENT LOCATION**

**\*\***

Presenting a fantastic opportunity to purchase this stunning detached, 3 bedroomed property that was built in 2022. This beautiful home occupies a premium position being the last property in the cul-de-sac, it benefits from no through traffic. The property offers all the high end finish that you would expect from a modern property and when purchased the owners opted for many extras including LVT flooring and upgraded carpets, quartz worktops and oak banister on the staircase. Internal inspection is highly recommended to appreciate the finish.

The floorplan briefly comprises of entrance hall, W.C, lounge, kitchen diner, and utility to the ground floor. 3 bedrooms and family bathroom are to the first floor.

Externally the property has an inviting frontage, enclosed rear garden with fenced boundaries and driveway to the side leading to a single garage.

Call Our House Estate Agents to arrange a viewing now - 01964 532121

EPC - B

Council Tax - C

Tenure - Freehold

**Front Garden**

**Entrance Hall**

Entrance door, staircase to first floor, radiator, oak banister, LVT flooring.

**Cloakroom (W.C)**

W.C, hand wash basin with storage under, extractor fan, radiator, LVT flooring, top storage.

**Lounge**

18'1" x 10'8" (5.52 x 3.26)

Window to front of property, French doors to garden, radiator, LVT flooring.

**Kitchen Diner**

17'11" x 9'7" (5.48 x 2.94)

Windows to side and rear of property, fitted wall and base units, work surfaces, bowl sink, gas hob and built in electric oven, extractor fan, radiator, fitted fridge freezer and dish washer, breakfast bar with storage under, LVT flooring.







#### Utility

6'3" x 5'6" (1.91 x 1.68)

Door to garden, fitted wall and basin, work surfaces, space for dryer and dishwasher, extractor fan, radiator, LVT flooring, under stairs cupboard.

#### First Floor Landing

Window to rear of property, radiator, oak banister, carpeted.

#### Master Bedroom

13'10" x 9'6" (4.22 x 2.91)

Windows to side and rear of property, radiator, carpeted.



#### En-suite

9'7" x 5'9" (2.93 x 1.77)

Window to front of property, W.C, hand wash basin with storage under, step in shower, heated towel rail, part tiled walls, extractor fan, LVT flooring.

#### Bedroom 2

10'9" x 9'0" (3.3 x 2.76)

Window to front of property, radiator, carpeted.

#### Bedroom 3

10'9" x 8'8" (3.29 x 2.65)

Window to rear of property, radiator, carpeted.



#### Bathroom

6'4" x 5'6" (1.94 x 1.7)

Window to front of property, W.C, hand wash basin with storage under, panelled bath, heated towel rail, part tiled walls, extractor fan, LVT flooring.

#### Rear Garden

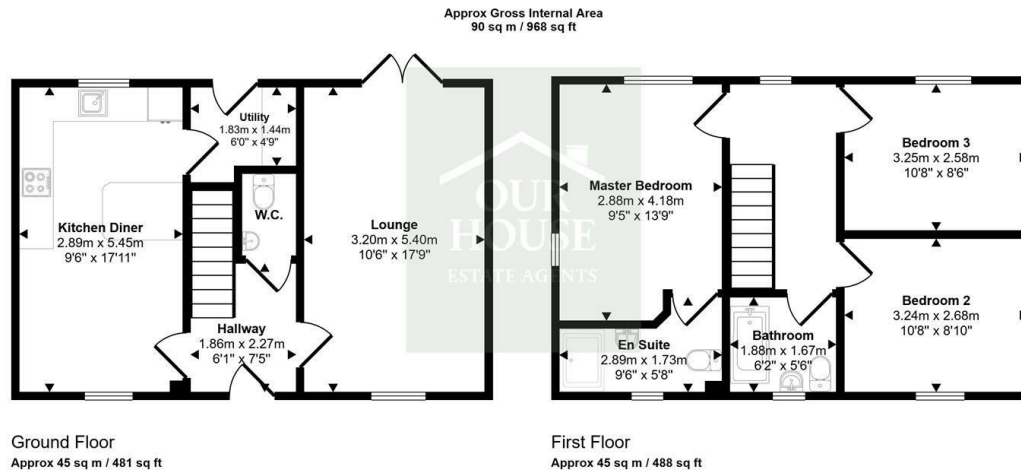
Laid mainly to lawn, paved seating area, fenced boundaries, personnel door to garage.

#### Garage

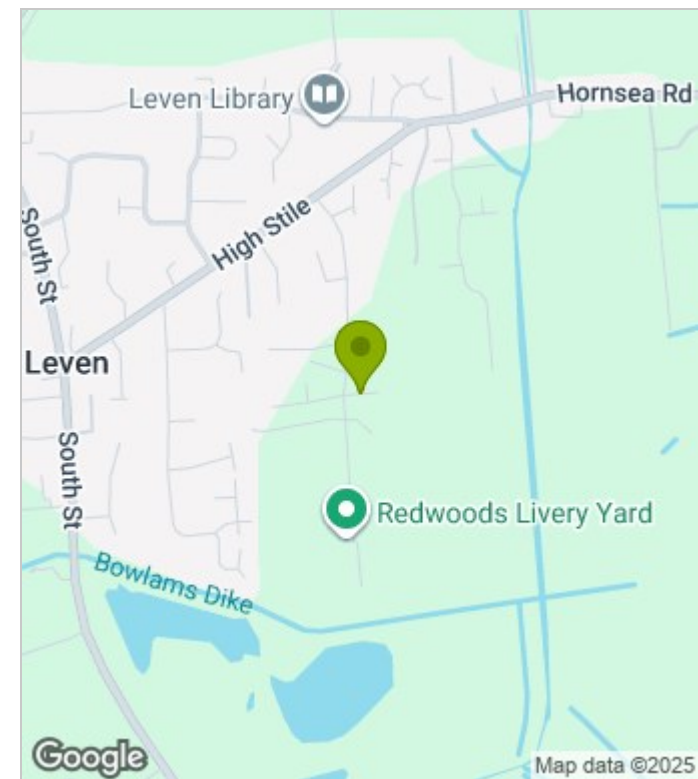
Power and light points, electric roller door.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)