



Meadow Lane, Newport, HU15 2QN
£210,000

Philip
Bannister
Estate & Letting Agents

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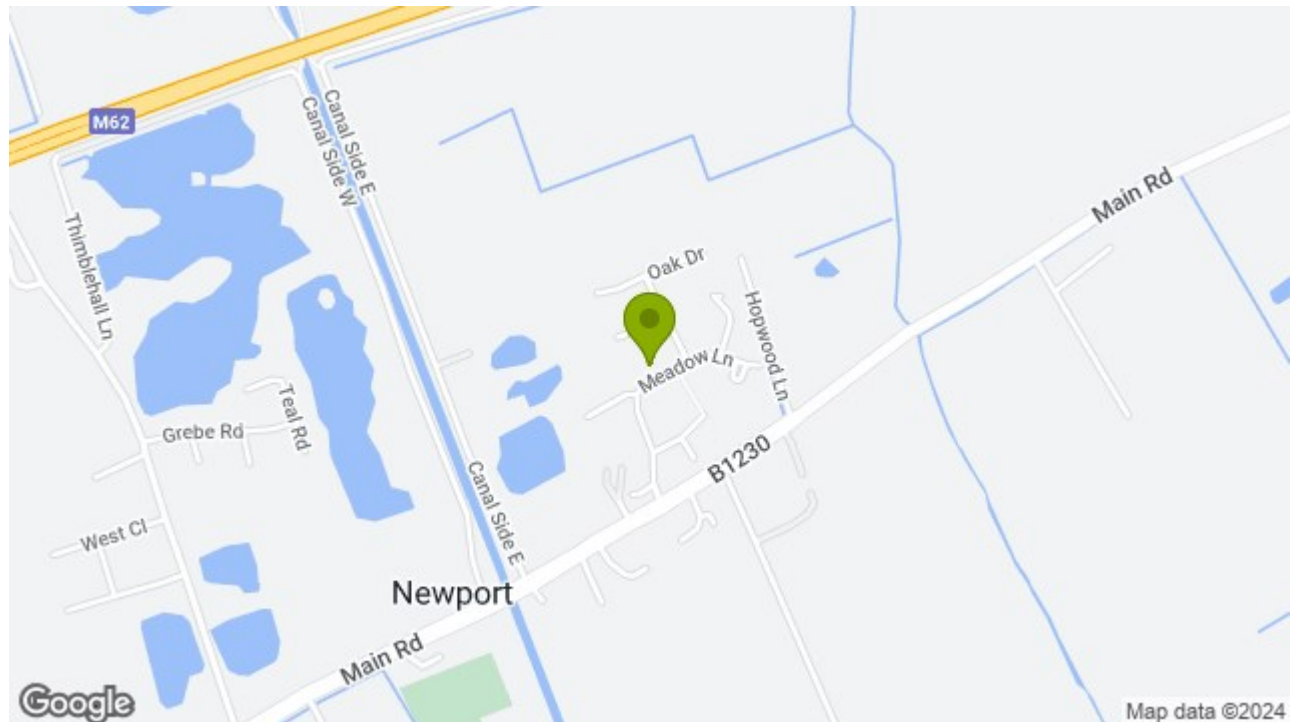
MUST BE VIEWED TO FULLY APPRECIATE - This impressive 2-bedroom bungalow boasts a fabulous orangery extension at the rear, adorned with a stunning glazed lantern and complemented by a cosy log burning stove.

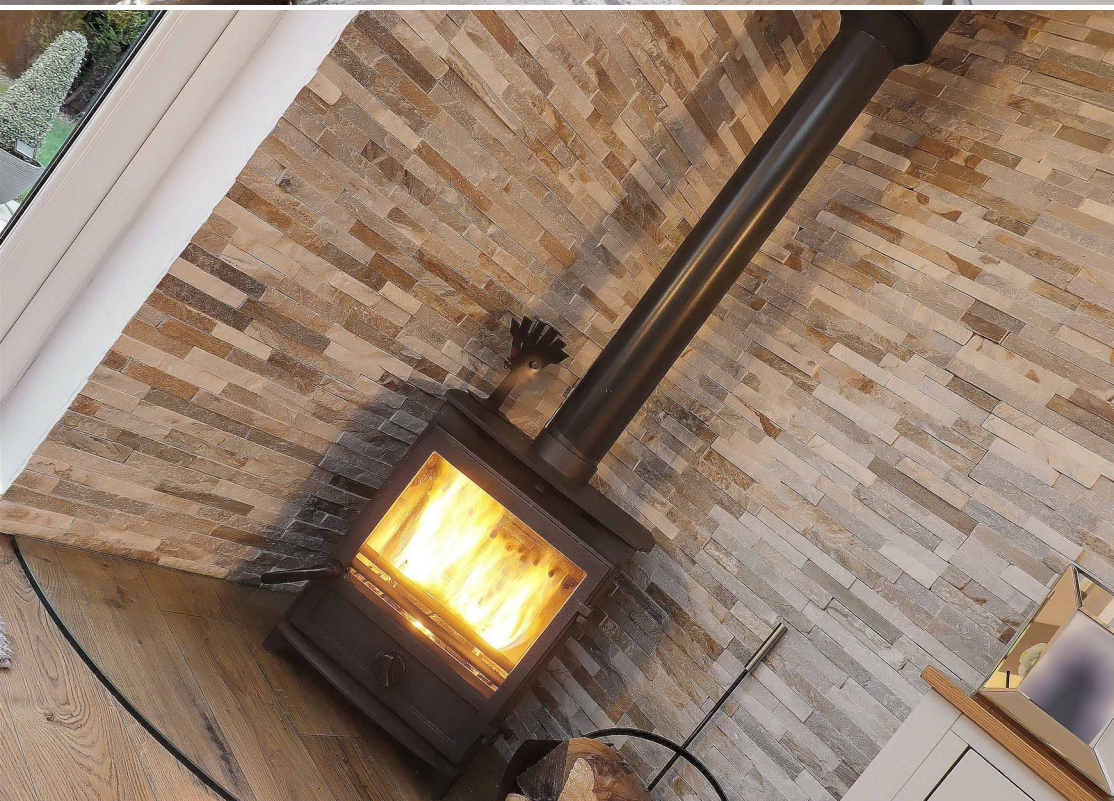
The property has undergone a meticulous remodel, resulting in a fabulous living space that includes a fitted master bedroom, a spacious lounge, bathroom, and a modern fitted kitchen equipped. Outside, the property offers ample driveway parking, while the private rear garden includes a useful brick-built store.

Key Features

- Must Be Viewed To Fully Appreciate!
- Impressive 2 Bedroom Bungalow
- Stunning Orangery To Rear
- Log Burning Stove
- Modern Fitted Kitchen
- Fitted Wardrobes To Master
- Spacious Lounge
- Private Rear Garden
- Driveway Parking
- EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	86
(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	





ACCOMMODATION

The property is arranged over a single storey and comprises:

ENTRANCE HALL

Allowing access to the side of the property through a residential entrance door. The "L" shaped hallway leads to the internal accommodation.

LOUNGE

19'8 x 9'5 (5.99m x 2.87m)

A spacious reception room with wood effect flooring and sliding patio doors opening to the orangery.

KITCHEN

8' x 10'8 (2.44m x 3.25m)

The well appointed kitchen is fitted with a comprehensive selection of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A ceramic sink unit is beneath a mixer tap, integral appliances include an oven, ceramic hob and concealed filter hood, a fridge, freezer and washing machine are within the units. There is undercabinet lighting and a kickboard heater. The kitchen opens to:

ORANGERY

9' x 19'3 (2.74m x 5.87m)

A stunning addition to the rear of the property is this fabulous orangery. Set beneath a glazed lantern with space for living and dining furniture, there are windows and a door leading to the rear garden. To one corner is a log burning stove sat upon a glazed hearth with tile slips to the walls. A door leads from the driveway.

BEDROOM 1

9'6 x 10'10 + wardrobes (2.90m x 3.30m + wardrobes)

The master bedroom is fitted with a wall of wardrobes and matching cabinets and dressing table. There is a bow window to the front elevation.

BEDROOM 2

9'10 x 7'9 (3.00m x 2.36m)

With a bow window to the front elevation and a second window to the side.

BATHROOM

6'5 x 7'9 (1.96m x 2.36m)

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with electric shower over. There is partial tiling to the walls, anthracite heated towel rail, a window to the side elevation and a built-in storage cupboard.

OUTSIDE

FRONT

To the front of the property there is a large gravelled driveway providing off street parking, this continues to the side of the property and leads to the entrance doors.

REAR

The attractive rear garden offers a degree of privacy and features a paved patio adjoining the property with a lawn beyond. There is timber fencing and hedging to the perimeter and a useful brick built store.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of

a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this. FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or



you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please

therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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