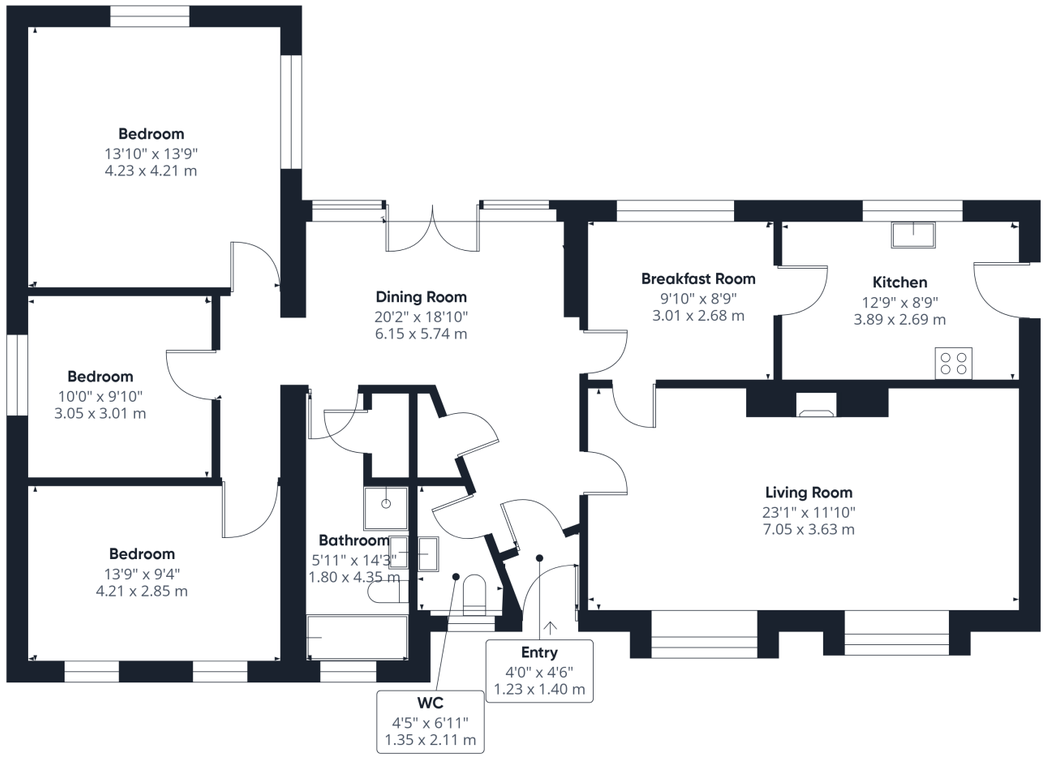


Approximate total area(1)

1268 ft²

117.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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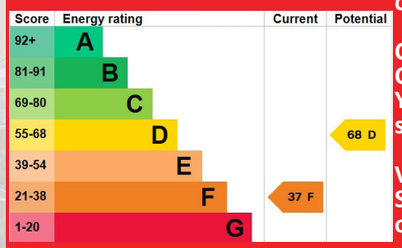
Asking Price £400,000

3 South Glebe, Lockington, YO25 9ST









HEATING AND INSULATION
The property has oil-fired radiator central heating and double glazing.

SERVICES
Mains water, electricity and gas are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.





12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



3 South Glebe, Lockington, YO25 9ST

DESCRIPTION

A spacious detached true bungalow offering over 1,250 sq. ft. of internal space on a substantial plot of 0.40 acres. There is ample space to extend (subject to necessary permissions) but most will not need to. A very special opportunity in this really sought after village and offered with no forward chain so early viewing is essential.

This lovely spacious property on its particularly generous plot of 0.4 acres has been a much loved family home for some time. The owners have now decided to offer it to the open market with no forward chain. With over 1,250 sq. ft. of space and consisting of 3 reception rooms and 3 bedrooms it will appeal to many buyers as it is but the sizeable plot may also allow for some extension and reconfiguration if required (subject to necessary permissions). A portion of the generous plot sits to the front setting it back nicely from the end of the cul-de-sac where it is located and providing space for a generous driveway. The bulk of the garden lies to the rear and is not overlooked. While it is largely lawned at the moment it offers ample opportunity for a formal or working garden, or a combination of the two. With oil-fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, spacious Living Room, Dining Room with French doors to the garden, a Breakfast Room that is adjacent to the fitted Kitchen (providing the potential to merge the two), 2 Double Bedrooms, a decent single Bedroom and a Bathroom. There is an attached garage with a spacious block paved driveway leading to it, a generous enclosed front garden which is lawned and extensive rear gardens, again which are largely lawned.

A full internal inspection is the only way you will fully appreciate all this property offers in terms of space (both internally and externally) and potential. With no forward chain we would recommend viewing at the earliest opportunity. We do also have a 360 degree tour available which would provide a useful insight in the first instance.

LOCATION

Lockington is a lovely rural village located to the north east of Beverley and close to the other highly regarded villages of Lund, South Dalton and Kilnwick. There is a popular primary school and historic church. While there is no pub in the village, the Michelin starred Pipe & Glass at South Dalton and the superb Wellington Inn at Lund provide excellent options. Further local amenities are available in Beverley and Driffield as well as Market Weighton and Pocklington, while York and Hull will offer anything else you might need.

ACCOMMODATION

Entrance Vestibule

Dining Room/Reception Hall - this spacious room is the principal room you enter and is currently used as a dining room but could be used for a variety of other purposes such as an extended reception area, garden room or study. Windows, a built in cupboard and French doors to the garden.

WC - with a low flush WC and wall mounted wash basin. Window to the front and tiling to the dado rail.

Living Room - an attractively sized room with two bow windows to the front providing an appealing degree of natural light. An attractive fireplace with an open grate.

Kitchen - a range of base and wall mounted units with a fitted electric hob and oven, stainless steel sink and single drainer, window to the rear and door to the side. There is an oil-fired boiler.

Breakfast Room - with a window to the rear. This room sits between the kitchen and dining room and may offer an opportunity to open up two or all three of them (subject to necessary permissions), creating a large room overlooking the garden.

Bedroom 1 - a spacious double bedroom with a window to the front and the rear.

Bedroom 2 - a double bedroom with two windows to the front.

Bedroom 3 - a reasonable sized single bedroom with a window to the side.

Bathroom - fitted with a modern four piece suite in white comprising a panelled bath, low flush WC, shower unit and a wash hand basin. Window to the front, half tiled walls, tiled floor and built in cupboard.

OUTSIDE

Driveway and Garage - there is a spacious block paved driveway accessed via twin metal gates which provides car hardstanding for a number of vehicles and leads to the attached garage. The garage is accessed by two timber doors and has power and light laid on, and a courtesy door to the rear.

Gardens - there are lawned gardens to the front of the property that set it back nicely from the end of the cul-de-sac and metal railings to the front boundary with fencing and hedging to the sides. There are good sized lawned rear gardens with a patio area adjacent to the rear of the house. The rear gardens are very private in nature with no property overlooking them and with mature trees and hedging to the boundaries.



