

Blanshards Lane, North Cave, HU15 2LN

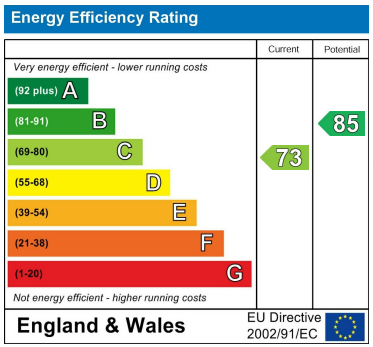
Offers Over £285,000

Philip Bannister

Blanshards Lane, North Cave, HU15 2LN

Key Features

- Impressive Link-Detached Bungalow
- Stunning Extension To The Rear
- Open Plan Kitchen Lounge Diner
- Bi-Folding Doors To The Garden
- 3 Excellent Sized Bedrooms
- Contemporary Bathroom
- Separate Utility Room
- Landscaped Rear Garden
- Must Be Viewed!
- EPC = C / Council Tax = C



This impressive three-bedroom bungalow truly demands an internal viewing to fully appreciate the exceptional accommodation on offer. The understated exterior gives little indication of the superb space within, where a substantial rear extension has created a stunning open-plan kitchen, lounge and dining area. A striking glazed lantern floods the space with natural light, while bi-folding doors provide a seamless connection to the rear garden, perfectly enhancing the sense of indoor-outdoor living.

The kitchen is well integrated within this sociable layout, complemented by a separate utility room for added practicality. The property further offers three well-proportioned bedrooms along with a luxurious four-piece family bathroom. Outside, in addition to the driveway and garage, the beautifully landscaped rear garden provides a variety of seating areas ideal for relaxation and entertaining, together with a timber summerhouse complete with electric supply.








ACCOMMODATION
The extended accommodation is arranged over a single storey and comprises:

ENTRANCE HALL
Allowing access to the property through a residential entrance door. There is a useful storage cupboard and access to the accommodation.

OPEN PLAN KITCHEN LOUNGE DINER
This superb open-plan living space forms the true centrepiece of the home, offering clearly defined areas for relaxing, dining and cooking, all enjoying views across the attractive rear garden. A striking glazed lantern rooflight enhances the sense of space, filling the room with natural daylight throughout the day, while a contemporary wall-mounted gas fire with remote control provides a stylish focal point. Bi-folding doors create a seamless connection to the garden, perfect for indoor-outdoor living.

The kitchen area is well-appointed with a range of fitted wall and base units paired with complementary work surfaces, along with a gas hob set beneath a designer extractor hood. Integrated appliances include a double oven, ensuring the space is as practical as it is impressive.

UTILITY ROOM
Fitted with an attractive range of wall and base units, finished with matching worktops and a tiled splashback. The space includes a composite sink with mixer tap, along with provision for both a washing machine and tumble dryer. A rear access door provides direct entry out to the garden.

BEDROOM 1
15'10 x 11'7 (4.83m x 3.53m)
A spacious double bedroom with a bow window to the front elevation and an exposed brick fireplace and timber mantle within the chimney breast.

BEDROOM 2
12'7 x 10'3 (3.84m x 3.12m)
A second double bedroom with a window to the front elevation.

BEDROOM 3
12'7 x 6'11 (3.84m x 2.11m)
A generous third bedroom with a window to the front elevation.

BATHROOM
7'7 x 8'9 (2.31m x 2.67m)
The impressive bathroom is fitted with a stylish four-piece suite, including a WC, a vanity wash basin with built-in storage, a freestanding bath with designer tap fittings, and a walk-in shower enclosure complete with a rainfall shower head. Finished with tiled flooring and marble-effect wet wall panelling, the room is further enhanced by a Velux skylight which brings in excellent natural light.

OUTSIDE

FRONT
The front garden is mostly laid with slate chippings and a low rise wall to the front boundary. A gated side access leads to the rear garden.

REAR
The rear garden is superbly landscaped and offers a wonderful outdoor space to enjoy. A generous slate-tiled patio provides an ideal seating and entertaining area, with steps leading through a low retaining wall to a lawned section and continuing up to an additional raised courtyard-style terrace. In one corner sits a substantial summerhouse, complete with a fitted electrical supply.

DRIVEWAY & GARAGE
A driveway provides off street parking and leads to a garage with up and over door, light and power. The garage has been divided to provide a storage space to the front and utility room at the rear.

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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line









with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

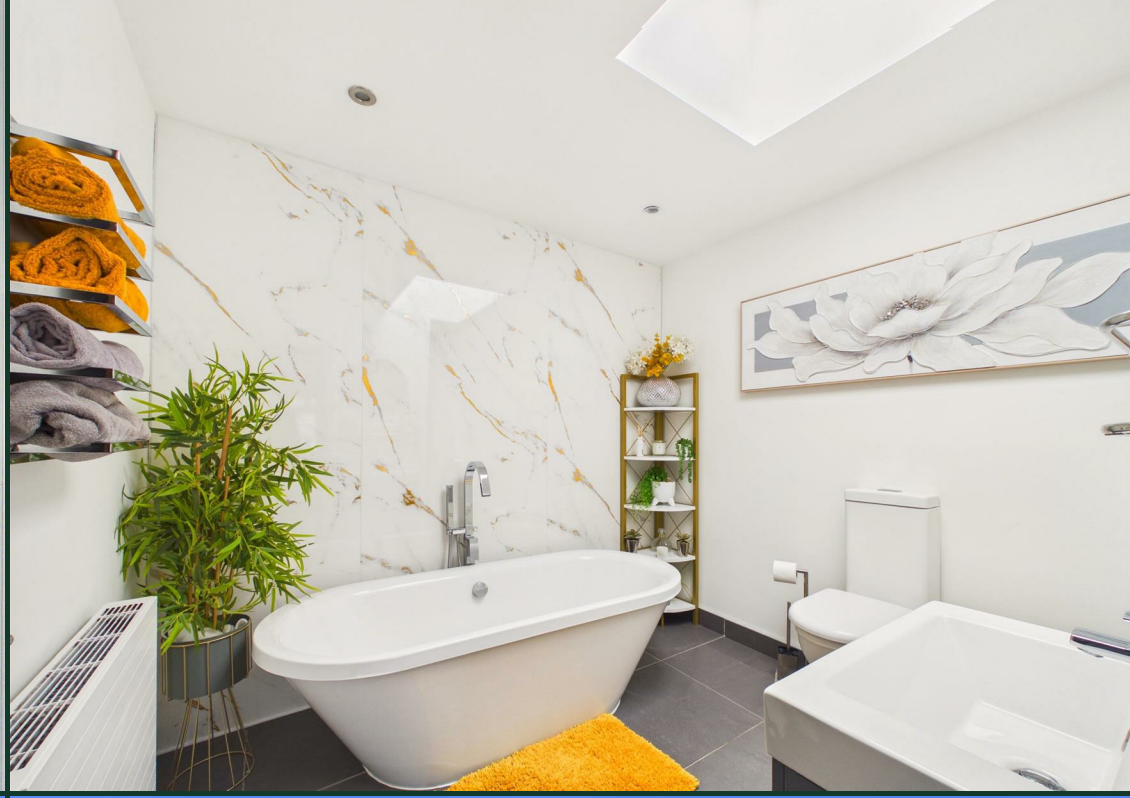
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the 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?.

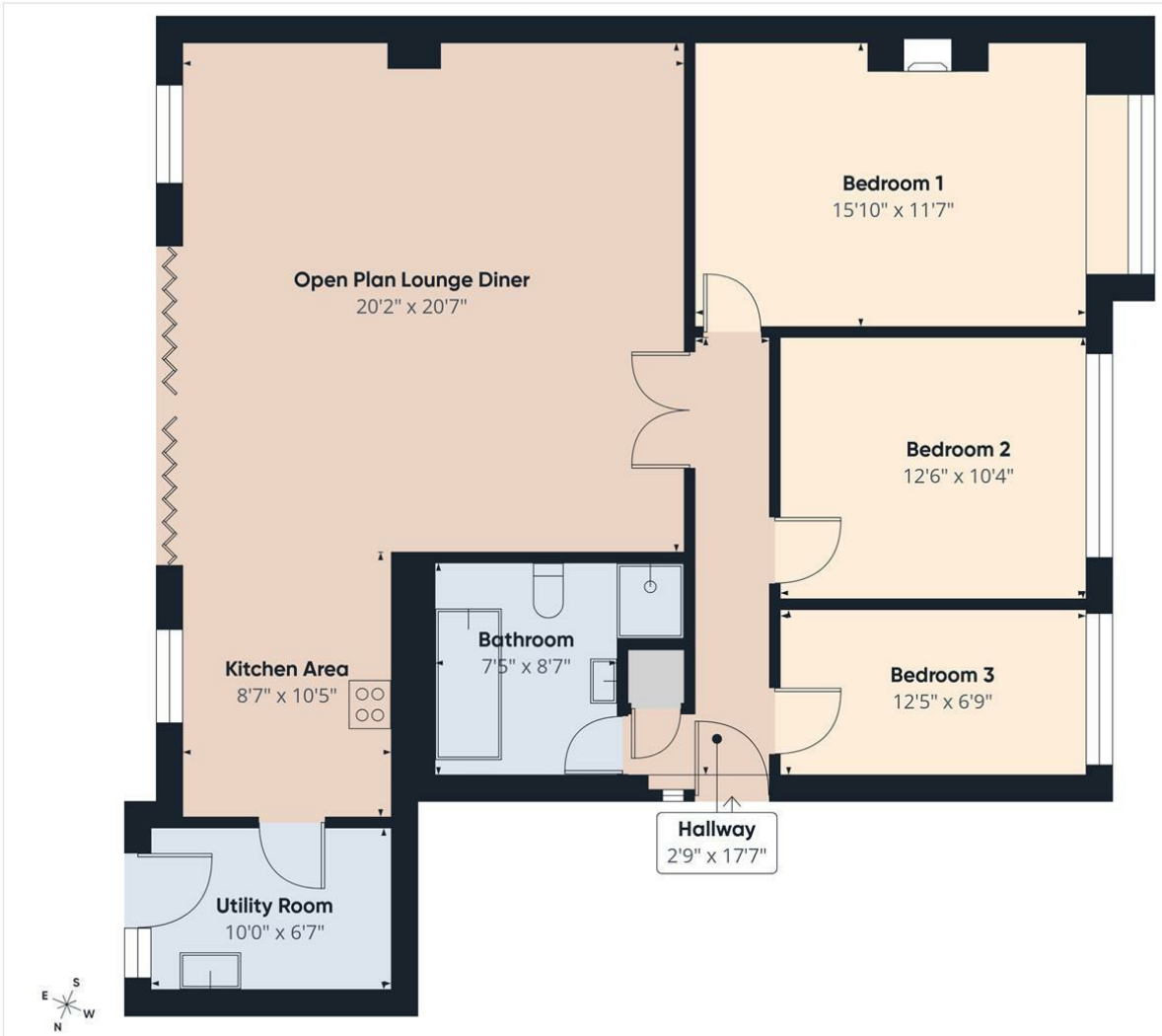
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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Approximate total area(1)

1123 ft²

(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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