



1 Mill Drive, Leven, HU17 5NR

£180.000



A lovely chance to secure a bungalow with fantastic potential, set on a generous corner plot in the heart of Leven. With plenty of outdoor space and room to improve inside, it's ideal for anyone wanting a project or a property they can shape to their own taste.

Inside, the accommodation offers a comfortable lounge, a practical kitchen, two bedrooms and a bathroom. While the interior would benefit from modernisation, it provides a solid base for someone looking to refresh and personalise the space.

Externally, the standout feature is the impressive corner plot, providing generous gardens and outdoor areas with lots of scope for landscaping, relaxation or exploring possible extension options (subject to the usual permissions). To the rear, the property also benefits from off-street parking and a garage, offering convenience and useful storage.

Located within easy reach of Leven's shops, pubs and transport links, this bungalow is perfectly positioned for village living. Offered chain free, it presents a great opportunity for downsizers, investors or anyone seeking a home with potential in a sought-after location.

EPC: D
Council Tax: B
Tenure: Freehold

Front Garden

Entrance Porch

Entrance Hall

Lounge

15'8" x 12'4" (4.8 x 3.76)

Inner Hall





Kitchen
10'3" x 7'5" (3.13 x 2.27)

Bedroom 1
14'11" x 9'3" (4.55 x 2.84)

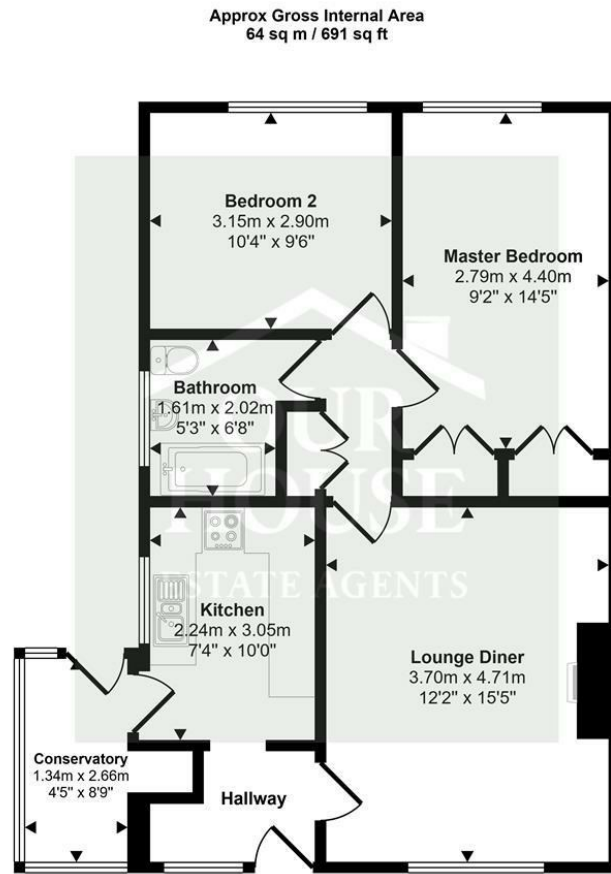
Bedroom 2
10'4" x 9'7" (3.17 x 2.94)

Bathroom
6'10" x 5'6" (2.1 x 1.69)

Rear Garden

Garage





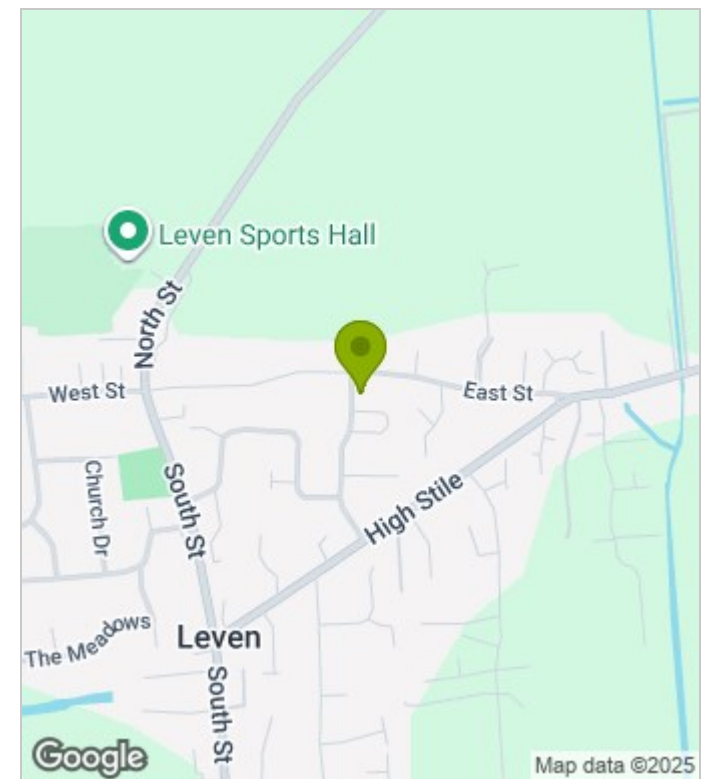
Floorplan

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.


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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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