



**South Lawns South Grove**  
**Driffield, YO25 4SL**  
**Offers over £375,000**

**W&P** WOOLLEY  
& PARKS

# South Lawns South Grove, Driffield, YO25 4SL

\*\*\* A VERSATILE AND BEAUTIFULLY PRESENTED DETACHED HOME, IN FANTASTIC VILLAGE \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Offering a beautifully presented arrangement of accommodation, approaching 1700 SQFT, the versatile layout briefly comprises Entrance Hall, Lounge and Dining Kitchen, Utility Room, Downstairs Main Bedroom and En-Suite to the Ground Floor, with two further spacious Bedrooms and a House Bathroom upstairs. Outside, a generous forecourt provides ample space for multiple vehicles, with a Double Garage. Lovely, maintained rear garden. Located within the sought after village of Kilham, benefiting from a variety of amenities to hand plus countryside walks on the doorstep. Offered to the open market at a competitive price, this bungalow is sure to be in high demand so early viewings is highly recommended.

## **Entrance Hall : 4'7" x 13'3" (1.41m x 4.04m )**

Warm and inviting entrance hall, beautifully presented with composite external door to front elevation, carpet and central heating radiator.

## **Lounge : 13'1",42'7" x 15'1" (4,13m x 4.61m)**

A nicely proportioned, bright and airy reception room positioned at the front of the house. With carpet, radiator, TV/media points, electric fire, and a double glazed window to the front elevation.

## **Kitchen / Dining : 18'9" x 12'2" (5.73m x 3.73m )**

Superb open plan living space fitted with a modern kitchen providing a comprehensive range of wall, base and drawer units in a shaker style finish with laminate work surfaces and tiled splash backs, inset ceramic sink with drainer and mixer tap over, integrated single oven, four ring hob, fitted extractor, with further space for free standing appliances, dining area, double glazed window to the rear elevation, central heating radiators and tiled effect flooring.

## **Bedroom 1 : 14'0" x 13'3" (4.29m x 4.05m)**

Generous, warm double bedroom with accessible en-suite. Double glazed window to front elevation, attractive fitted coving, central heating radiator and fitted carpets.

## **En-Suite : 10'8" x 6'2" (3.27m x 1.88m)**

Large En-suite with step-up walk in, fully tiled shower, pedestal wash basin and low flush w/c, central heating towel rail and tiled effect flooring.

## **Utility : 14'0" x 7'6" (4.29m x 2.31m)**

Generous sized Utility/Boot room, with ample space for appliances. Access to the rear garden via UPVC door and double glazed window to the rear elevation. Central heating radiator and tile effect flooring.

## **Landing : 10'7" x 6'5" (3.25m x 1.97m )**

Welcoming landing space with double glazed Velux window, storage, loft access and fitted carpeted

## **Bedroom 2 : 10'11" x 14'6" (3.35m x 4.43m)**

A second large double bedroom with double glazed window to the side and front elevation, TV point, central heating radiator and fitted carpet. Access into the eaves for storage.

## **Bedroom 3 : 9'0" x 14'5" (2.76m x 4.41m)**

A third double bedroom with double glazed window to the front elevation along with an additional Velux window. Fully fitted, bespoke wardrobes, television point, central heating radiator and fitted carpet.

## **Main Bathroom 7'5" x 7'6" (2.28m x 2.31m)**

Sizable main bathroom comprising a walk in shower with wet wall panels and mains powered shower over, pedestal wash basin with tile splashback and low flush w/c, wall mounted chrome heated towel rail, double glazed Velux window and tile effect flooring.

## **Double Garage : 17'4" x 15'3" (5.30m x 4.66m)**

Large double garage, with storage, multiple power points, frosted window to the side elevation and two manual doors.

## **External :**

Enclosed garden to the rear of the property providing a fair degree of privacy throughout. Having been mainly laid to lawn with timber fenced surround, paved patio area, outside tap, electric point and gated side access.

## **Council Tax ;**

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band D.

## **Tenure :**

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

## **Utilities :**

Property is understood to be connected to Mains gas, electric and water. To be confirmed prior to proceeding with a transaction.

## **Disclaimer :**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

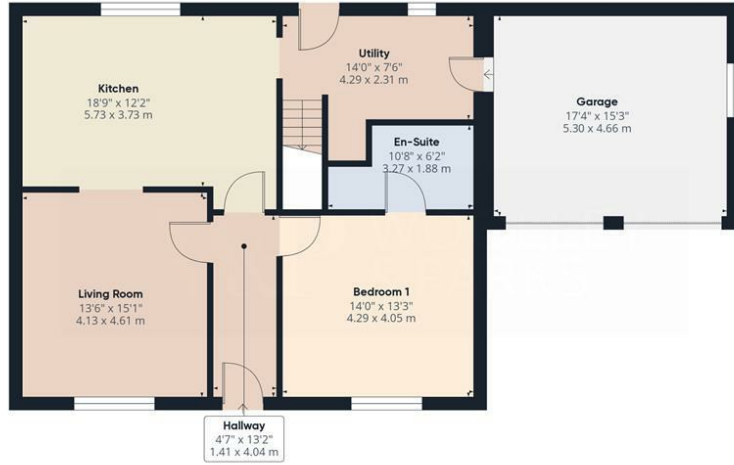
## **Draft Details :**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

## **Virtual Viewing/Videos :**

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1621.22 ft<sup>2</sup>  
150.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Map data ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	73	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

