



58 Front Street
Lockington, Driffield, East Yorkshire YO25 9SH
Price £750,000

*** A QUITE STUNNING DETACHED HOME OF REMARKABLE CHARACTER, ON A GENEROUS GARDEN PLOT IN THIS IDYLIC WOLDS VILLAGE LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Forming part of the main street scene in the picturesque village of Lockington, handily positioned between the popular market towns of Beverley and Driffield, this simply WONDERFUL home is bursting with characterful charm, and offers a wealth of accommodation that cannot fail to impress! The property has undergone significant works to improve and enhance in recent years, creating a comfortable home with an impressive standard of presentation throughout.

Extending to in excess of 2900 SQFT, yet retaining a fabulously cosy cottage feel, the finely balanced layout provides spacious and versatile Reception Rooms, bespoke farmhouse style Kitchen, FIVE double Bedrooms, three En-suite's and the house Bathroom. A plot of 0.3 acres provides ample vehicle space on a driveway approach to the detached double garage, with beautifully landscaped gardens extending to the rear and side.

A home of considerable quality and distinction - viewing is ABSOLUTELY ESSENTIAL!



Entrance	
A modern composite entrance door, with double glazed panel detail and fitted door matting, opens to:	
Dining Room	16'8" x 14'0" (5.08m x 4.27m)
A charming reception room boasting a wealth of character, with it's beamed ceiling and exposed brick chimney breast housing a log burning stove. With a double glazed window and fitted shutters to the front elevation, additional double glazed window to the side elevation, radiator, wall light points and fitted carpet. The staircase leads off.	
Living Room	28'7" x 12'9" narrows to 8'7" (8.71m x 3.89m narrows to 2.62m)
A generously proportioned main reception room, once again boasting characterful features including a glass topped well(!), ceiling beams, exposed brick feature walls and a chimney breast recess with brick hearth and oak mantelpiece surround, housing a log burning stove. With a double glazed window and fitted shutters to the front elevation, double glazed window to the side elevation, TV point, two radiators and fitted carpet. Double glazed French doors open to the Garden Room.	
Garden Room	11'8" x 9'2" (3.56m x 2.79m)
A welcome extension of the living space, with beautiful stone floor tiling, electric heater, Velux roof lights and double glazed windows enjoying panoramic views over the side garden. An external door opens to a patio terrace space on the south western aspect - a delightful little early evening sun trap.	
Kitchen	13'7" x 12'9" (4.14m x 3.89m)
The Kitchen is a bright and airy space, with a generous walk-in Pantry and a Breakfast Area. A bespoke fitment of base, wall and drawer units, in a painted Shaker finish, is complimented by beautiful hardwood worktops, Belfast sink unit and attractively tiled splash backs. An exposed brick chimney breast feature provides space for a freestanding range cooker, with an integral extractor hood built-in. With stone flag floors, kickboard heating and double glazed windows to the side and rear elevations.	
Rear Hallway	10'5" x 4'4" (3.18m x 1.32m)
Accessed from the driveway, with a modern composite stable door opening to a welcoming hall space, with radiator, stone flag flooring and a double glazed window.	
Guest Cloakroom	8'6" x 6'2" (2.59m x 1.88m)
A wonderfully quirky convenience features bench seating with an inset WC, and a Belfast sink set within fitted cabinetry with oak counter top and tiled splash back. A full height larder cupboard provides useful additional storage. With stone flag flooring and a double glazed window.	
Day Room	25'3" x 12'1" widens to 18'6" (7.70m x 3.68m widens to 5.64m)
A hugely versatile reception room positioned at the rear of the house, with double glazed windows, French doors and bi-fold doors opening to the rear patio terrace. With two radiators, TV point and stone flag flooring.	
First Floor Landing	
A generous landing serves the first floor accommodation, with double glazed windows and roof light panel providing plenty of natural light. There are two built-in storage cupboards, the larger of the two being plumbed to house a freestanding washing machine with space enough for a tumble dryer alongside. With radiator and fitted carpet.	
Bedroom Two	13'10" x 12'6" (4.22m x 3.81m)
A generously proportioned double room, enjoying a dual aspect via double glazed windows to the front and side elevations. With original fireplace feature, telephone/media points, radiator and fitted carpet.	
En-Suite	7'4" x 4'1" (2.24m x 1.24m)
An attractively presented facility features a white suite comprising corner shower enclosure, vanity wash basin with cabinet below, and the WC. With full height wall tiling, vinyl flooring, mirrored vanity cabinet, extractor fan, feature window to side elevation and loft access hatch.	
Bedroom Three	13'10" x 12'9" (4.22m x 3.89m)
Another bright and spacious double room, again with a dual aspect via double glazed windows to the front and side elevations. With radiator, fitted carpet and feature fireplace.	
Bedroom Four	12'10" x 11'11" max (3.91m x 3.63m max)
Also a generous double room, featuring a bank of fitted wardrobes, radiator, TV point, fitted carpet and two double glazed windows to the side elevation.	
House Bathroom	11'3" x 9'1" (3.43m x 2.77m)
A beautifully appointed family size bathroom, with a traditional white suite comprising tiled panel bath and mixer shower attachment, separate corner shower cubicle, pedestal wash basin and WC. With attractive wall tiling, ceiling coving, radiator, mirrored vanity cabinet, large built-in airing cupboard housing, the hot water cylinder, vinyl flooring, chrome towel radiator and a double glazed window to rear elevation.	
Bedroom Five	11'10" x 8'2" (3.61m x 2.49m)
An ideal guest bedroom served with it's own En-suite, with radiator, fitted carpet and a double glazed window to the side elevation.	
En-Suite	8'2" x 5'2" (2.49m x 1.57m)
A smartly appointed facility with a white suite comprising corner shower cubicle with rainfall shower head and additional riser rail attachment, vanity wash basin with cabinets below, and the WC. With chrome towel radiator, vinyl flooring, backlit vanity mirror, loft access hatch and a double glazed window.	
Principal Suite	18'6" x 12'1" (5.64m x 3.68m)
The principal Bedroom is an excellent size, positioned at the rear of the property with double glazed windows to the side and rear elevations, the latter enjoying a lovely view over the gardens. The bedroom space includes a bank of fitted wardrobes, TV aerial point, radiator and fitted carpet. The En-suite facility is open plan, smartly appointed with a white suite comprising double width walk-in shower enclosure with rainfall head and additional riser rail attachment, twin wash basins with towel rails and mirrored vanity cabinets, plus the WC. With a traditional column style radiator and towel rail, extractor fan, attractive wall tiling, extractor fan and oak effect luxury vinyl tile flooring.	
Spacious double room with a bank of fitted wardrobes, TV aerial point fitted carpet and a double glaze window to the rear elevation. Open Plan ensuite with large walk-in shower cubicle with rainfall had an additional riser rail attachment twin wash basins with towel rails and vanity mirrored cabinets over and the WC stop Traditional column style radiator with towel rail and additional radiator extractor fan, attractive wall tiling oak finish vinyl flooring and double glaze windows to 2 elevations	
External	
The house abuts the pavement on Front Street, with electric double gates providing vehicular access onto the side driveway which is laid to gravel, providing ample space for multiple vehicles on approach to the Garage.	
Double Garage	19'5" x 15'2" (5.92m x 4.62m)
With twin auto roller doors from the driveway, electric lighting and power sockets.	
Gardens	
The mature and beautifully landscaped gardens are just another fine feature of this impressive home. Immediately behind the house is an extensive, paved patio terrace, with a retaining wall incorporating a BBQ area, providing a wonderful space for entertaining. Broad steps lead up to a further patio terrace, with a generous expanse of lawn extending towards the rear boundary. The garden features an array of planted beds and borders, attractively stocked with a selection of shrubs and perennials, and a variety of mature trees. A generous timber-built shed provides useful additional storage.	
Tenure	
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).	
Council Tax	
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - F.	
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).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2686.68 ft²
249.6 m²

Reduced headroom

22.54 ft²
2.09 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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