



6 Rectory Lane, Preston, HU12 8UE

£389,450

This Impressive Detached Residence is nestled within the heart of the village of Preston, offering generously proportioned FIVE BEDROOM accommodation, perfect for the growing family.

The front entrance door opens in to the hallway welcoming you in to view this wonderful home. The tastefully styled accommodation includes: GROUND FLOOR W.C., a comfortable LOUNGE with feature fireplace, lovely to cosy up to on those cold winter evenings. The BREAKFAST KITCHEN & UTILITY are well equipped for the culinary member of the family, adjoining the DINING ROOM with French doors enjoying views over the rear GARDEN, creating a lovely social space, ideal for entertaining family & friends.

To the first floor is the FAMILY BATHROOM and FIVE generously proportioned BEDROOMS with the sumptuous Master bedroom having EN SUITE and fitted wardrobes. Outside there are lovingly tended, family & pet friendly, enclosed garden to the rear, a lovely outdoor space for the family to enjoy. There is an INTEGRAL GARAGE and private DRIVEWAY, providing ample OFF ROAD PARKING!

Set at the heart of the East Riding village of Preston, having the convenience of nearby Hedon, a bustling market town. The best of both worlds awaits you, with easy access to amenities, shops, and services. Families will particularly appreciate the close proximity of South Holderness Academy and Sixth Form College, just a short walk away.

Do not delay, Call us to arrange your viewing today!!

Accommodation Comprising

Entrance & Hallway



The front door opens into the hallway, welcoming you in to view this wonderful home with feature staircase taking you up to the first floor and doors to the ground floor accommodation. Solid wood flooring and radiator.

Ground Floor W.C. 5'11" x 2'11" (1.82 x 0.9)
With low level W.C and wash basin. Double glazed window, radiator and laminate flooring.

Lounge 20'6" x 13'10" (6.27 x 4.22)



A comfortable lounge with feature stone fireplace and inset "living flame" gas fire, lovely to cosy up to on those cold winter evenings. Two double glazed windows to front elevation, radiator, solid wood flooring and French doors into the dining room.

Lounge Feature



Dining Room 13'8" x 10'5" (4.18 x 3.18)



Adjoining the breakfast kitchen, the dining room has feature patio doors opening out to the rear garden, creating a perfect space for entertaining family & friends. Radiator, solid wood flooring and door to ...

Breakfast Kitchen 13'6" x 10'8" (4.14 x 3.26)



The breakfast kitchen is well designed for the culinary member of the family , adjoining the dining area, creating a lovely space for entertaining family & friends. A good range of fitted units to base and walls with Integrated dishwasher, and fridge, complimentary work surfaces and tiled splashbacks. Built in double

oven & grill and gas hob with stainless steel extractor hood above. Sink unit with mixer tap and drainer. Radiator and a double glazed window overlooking the garden. Radiator and laminate flooring. Door to ..

Utility Room 9'8" x 8'4" (2.96 x 2.55)

A useful utility room with fitted base and wall units, complimentary work surface and tiled splashbacks. Stainless steel sink unit with mixer tap, plumbed for automatic washing machine and space for fridge freezer. Double glazed window and door providing access to the rear garden and laminate flooring.

Master Bedroom 16'3" x 13'11" (4.96 x 4.26)



A generously proportioned double bedroom with a range of fitted wardrobes. Two double glazed windows to the front elevation, radiator and door to En Suite.

En Suite 6'1" x 6'0" (1.86 x 1.83)



Fully tiled En Suite with shower cubicle, low level W.C. and wash basin. Radiator and vinyl flooring.

Bedroom Two 15'10" x 9'7" (4.85 x 2.94)



A double bedroom with a range of fitted wardrobes, dressing unit and book shelf/ storage. Double glazed window and radiator.

Bedroom Three 10'5" x 10'10" (3.19 x 3.31)



A double bedroom with double glazed window and radiator.

Bedroom Four 10'4" x 9'8" (3.16 x 2.95)



A double bedroom with double glazed window and radiator.

Bedroom Five/ Study 9'8" x 9'6" (2.95 x 2.91)



Currently used as the study/ office. Double glazed window and radiator.

Family Bathroom 8'4" x 8'1" (2.56 x 2.48)



Tiled bathroom with shower cubicle, panelled bath, pedestal wash basin and low level W.C.

Rear House & Garden



Integral Garage 20'4" x 10'2" (6.22 x 3.11)

Garage with metal up and over door, power and light supplied. Wall mounted gas central heating boiler and electric meter.

Gardens



An attractive, family friendly, garden, mainly laid to lawn with an array of decorative shrubbery and plantings to borders. Timber fencing boundary. A lovely outdoor space for the family to enjoy.

Garage & Parking

Integral garage with metal up and over door providing vehicle access. Power and light supplied. A block paved driveway provides ample off road parking for several vehicles.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band E

EPC Rating

EPC rating C

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you

need advice on any aspect of buying or selling
please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE/ Vodafone & O2 all

okay/ Three Good

Broadband - Basic 8Mbps/ Ultrafast 10000

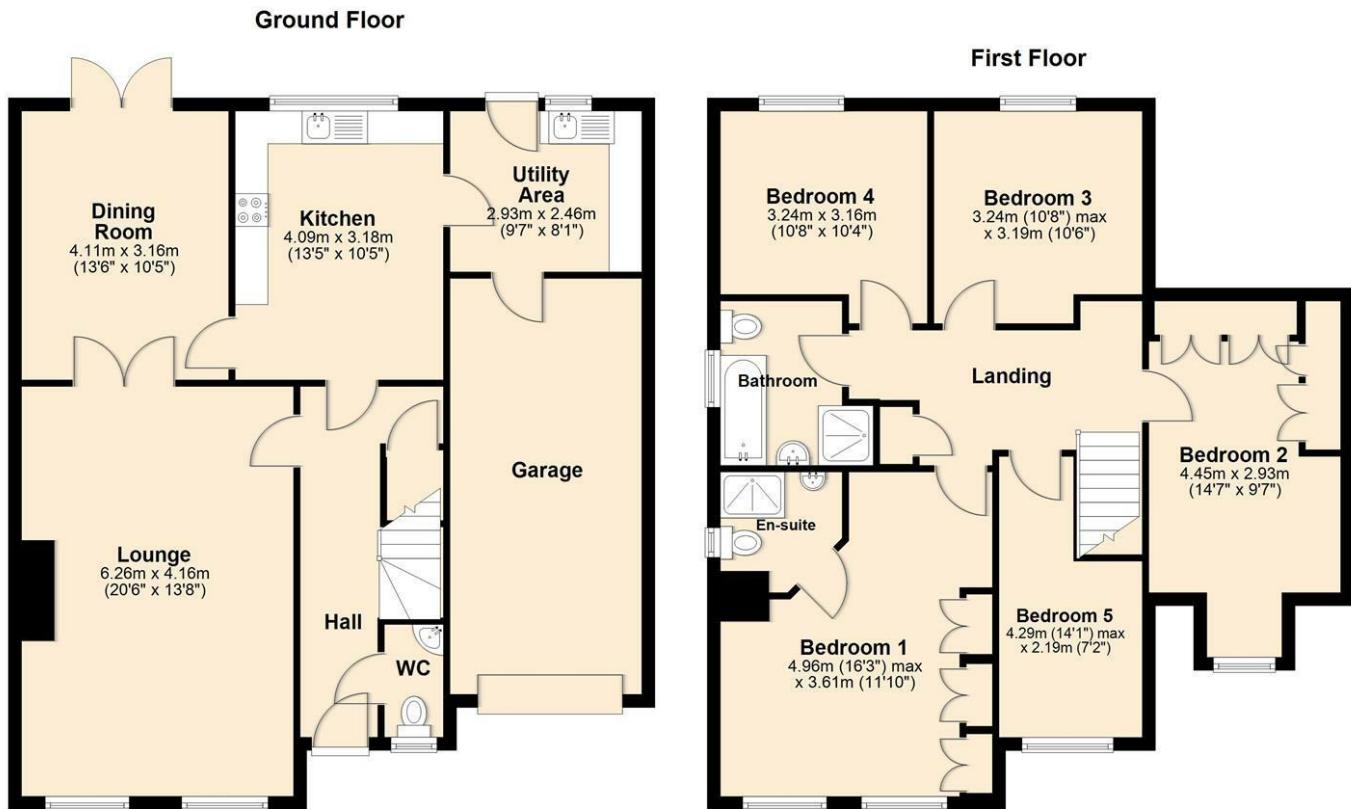
Coastal Erosion - No

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

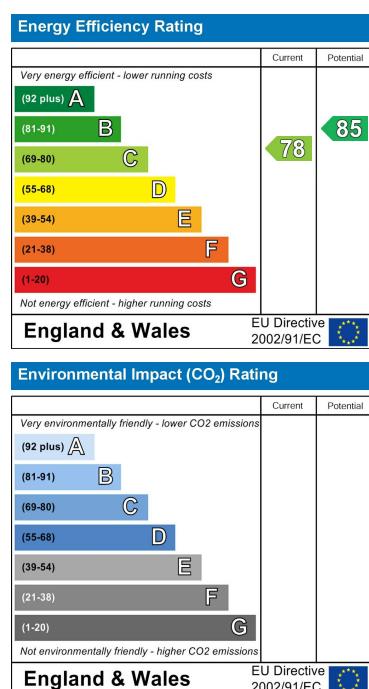
Floor Plan



Area Map



Energy Efficiency Graph



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.