



**Laxton Grange Main Road
Gilberdyke HU15 2UP**

**Reduced To £397,500
FREEHOLD**

A rare opportunity has arisen to acquire this period, detached farmhouse, which dates back to 1777. Laxton Grange is located on the main road in Gilberdyke and offers extensive, family accommodation extending to approximately 2500 sq ft. The property briefly comprises, three reception rooms, spacious kitchen, utility, pantry, shower room, five double bedrooms and a house bathroom. Externally there are a range of outbuildings together with gardens and ample parking. The property, which does require some updating, offers huge potential to provide a delightful family home. Offered with no onward chain.

EPC: D



- Period detached farmhouse
- Located in the village of Gilberdyke close to J38 of the M62
- Substantial detached family home

Description

The property has the benefit of gas central heating and offers accommodation comprising;

Entrance Hall

Turned open spindle stairway leading to the first floor. Under stairs storage cupboard. One central heating radiator.

Lounge

Bay window. Tiled fire surround and hearth. One central heating radiator. Door to passageway which leads to the rear porch.

Dining Room

Bay windows. Parquet flooring. Timber fire surround with tiled inset and hearth. One central heating radiator. Built in storage cupboard.

Inner Lobby

One central heating radiator.

Pantry

Shelved.

Rear Porch

Rear access door.

Kitchen/Breakfast Room

A range of fitted base and wall units finished in grey and having laminated worktops and splash back. The units incorporate a one and half bowl single drainer stainless steel sink and an integrated dishwasher and microwave. Exposed brick cooker recess. Island unit. Ceramic tiled floor. One central heating radiator. One electric radiator. Under stairs storage cupboard. Inset ceiling lights. Stairway leading to the first floor.

Family Room

Timber effect flooring. Exposed brick fire recess housing a wood burning stove. One central heating radiator. One electric radiator.

Utility

Fitted wall cupboards matching those in the kitchen. Laminated worktop. Belfast sink. Plumbing for a washing machine. Ceramic tiled floor. Side door access

Shower Room

White suite comprising a shower cubicle with mains shower, vanity wash hand basin and a low flush w.c. Laminate wall panelling. Chrome heated towel rail. Extractor fan.

Landing

Stairway giving access to the loft room.

Bedroom One

To the front elevation. Built in storage cupboard. One central heating radiator.

Bedroom Two

To the front elevation. Period fireplace. Walk in storage cupboard. One central heating radiator.

Bedroom Three

To the side elevation. One central heating radiator.

Rear Landing

Stairway leading down to the kitchen.

Bedroom Four

To the side elevation. Built in double cupboard. One central heating radiator.



- Extending to approx 2500 sq ft • 5 bedroom accommodation • Range of outbuildings • Gardens & ample parking • In need of updating • Excellent potential • NO ONWARD CHAIN

Bedroom Five

To the rear elevation. Period fireplace. One central heating radiator.

Loft Room

Useful storage space.

Bathroom

White suite comprising a panelled bath, shower cubicle with electric shower, vanity wash hand basin and a low flush w.c. Built in storage cupboard housing the Worcester gas boiler. One central heating radiator.

OUTSIDE

Store

Brick built store. Power and lighting.

W.C.

Workshop

Power and lighting

Store 2

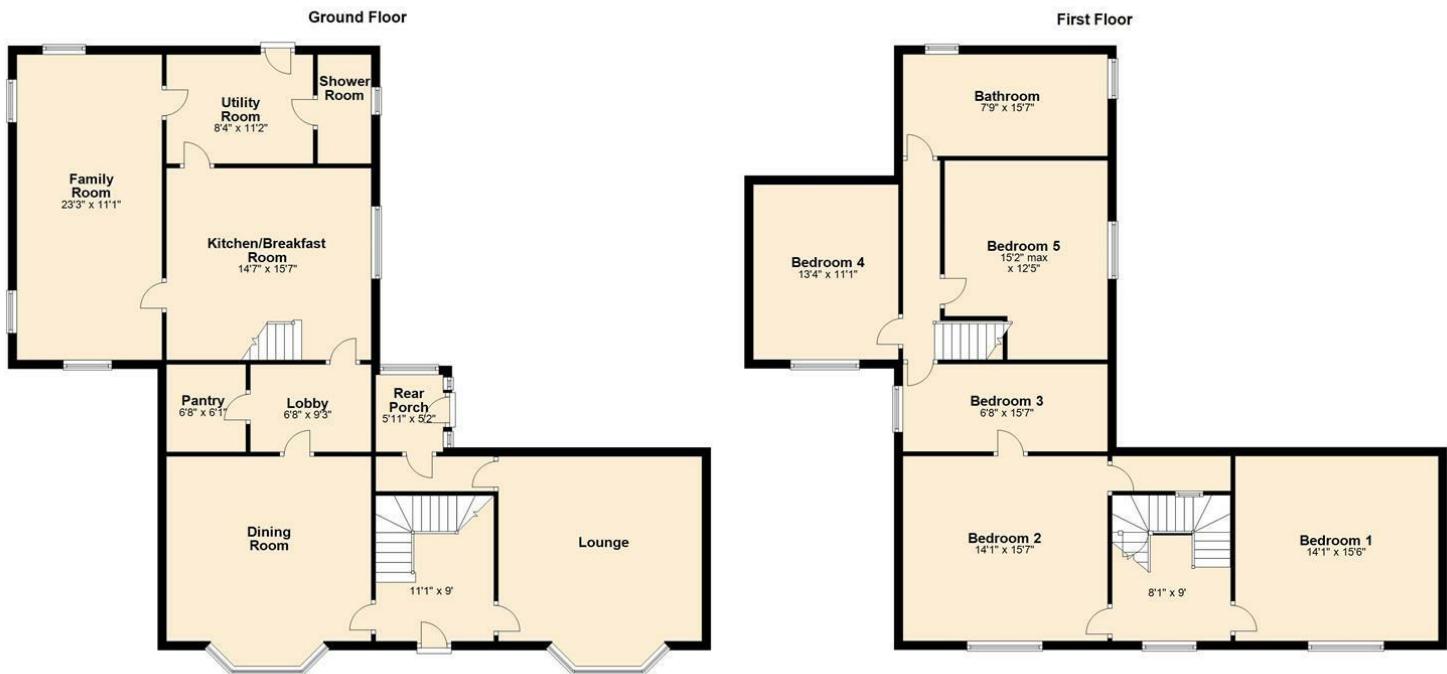
Power and lighting.

Gardens

There is a lawned garden with mature hedging together with a covered, open fronted paved seating area. A timber gate gives access on to the gravelled driveway and parking area. There is also a covered passageway at the side of the property that provides access out on to the lane.

Vehicular access is via Main Road, there is a shared gravel driveway, which then provides access to the parking area for Laxton Grange.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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