



Langhorn Drive DN14 7ZL

£380,000

Howden

EPC B

A fantastic opportunity to acquire this modern family home which was recently built by Bellway Homes. The property offers spacious accommodation and briefly comprises of a spacious kitchen/dining room, a separate utility area and downstairs W.C There is also a sizeable living room. To the upstairs the property benefits from four double bedrooms, two of which benefit from en-suites and a house bathroom. It would be recommended to arrange a viewing to fully appreciate what this property has to offer.



- Detached property on a popular new build development
- Spacious Kitchen/Dining room
- Separate utility and downstairs W.C

Entrance Hall

Grey wood effect laminate flooring. Under stairs storage cupboard. Access to the downstairs W.C.

W.C.

White suite comprising of a W.C and a wash hand basin. Partially tiled walls and one central heating radiator.

Kitchen/Diner

A modern and spacious kitchen/ diner which incorporates base and wall storage units finished in white gloss with laminate work tops. There are a variety of integrated appliances including a NEFF double oven, Zanussi four ring gas hob with stainless steel splashback and extractor fan above, dishwasher and an integrated fridge/freezer. There is also a stainless steel sink. Double doors provide access to the rear garden.

Utility Room

Base units finished in white gloss with space for a washing machine. There is also an 'Ideal' wall mounted gas boiler.

Living Room

Sizeable living room that is fully carpeted and has a feature electric fireplace. One central heating radiator.

Landing

One central heating radiator. Storage cupboard. Access to the loft.

Bedroom One

To the front elevation. One central heating radiator.

En-Suite

Suite comprising a fully tiled, walk in shower enclosure, wash hand basin and a low flush w.c. Partially tiles walls.

Bedroom Two

To the rear elevation. One central heating radiator.

En-Suite

White suite comprising fully tiled, walk in shower enclosure, wash hand basin and a low flush w.c. Half tiled walls.

Bedroom Three

To the front elevation. One central heating radiator.

Bedroom Four

To the rear elevation. One central heating radiator.

Bathroom

White bathroom suite comprising of a bath, W/C and handwash basin. Half tiled walls. Grey laminate flooring. One central heating radiator

Garage

Manual up and over door and benefits from power and lighting.

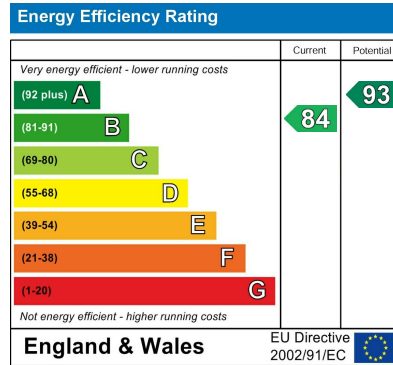
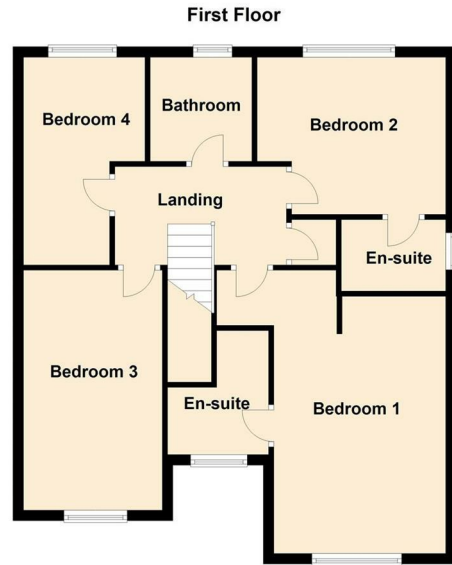
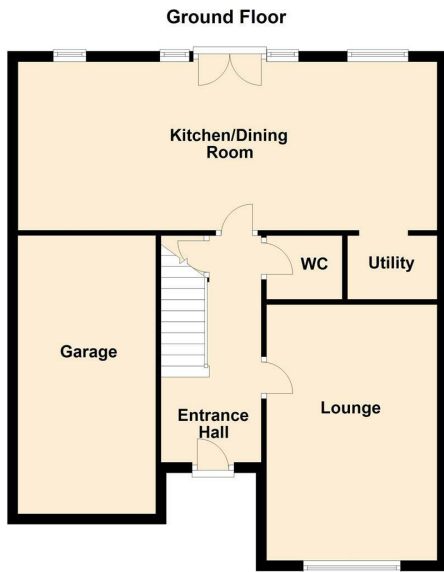
OUTSIDE

To the front aspect the property benefits from a block paved drive and off-street parking with a small grassed area. To the rear the garden is fully enclosed and predominately laid to lawn. There is a paved seating area and path leading to a greenhouse and garden shed.



- Four double bedrooms • House bathroom and two ensuites • Well presented property • Off-street, block paved driveway • Single garage • Enclosed rear gardens • Viewing highly recommended





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

Howden Office Sales
 25 Bridgegate
 Howden
 East Yorkshire
 DN14 7AA

01430 431201
 howden@screetons.co.uk
 www.screetons.co.uk

