Benn Lane, Longwood, HD3 4RT
£200,000

This three bedroom, Grade II listed property has been renovated to a high standard throughout. With spacious dining kitchen and lounge this stylish home is turn key ready and will make a fabulous home for a professional couple/family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen and cloakroom to the ground floor. There are three bedrooms and house bathroom to the first floor. There is a low maintenance patio garden with pleasant outlook to the rear.

Entrance Hall
Radiator. UPVC door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Cupboard. Chrome towel Radiator. UPVC double glazed window to side elevation.

Lounge 17'7" x 14'7" (5.383 x 4.461)
Gas stove. Exposed beam. Radiator. Stone mullion double glazed windows to front elevation.

Dining Kitchen 9'8" x 21'0" (2.949 x 6.423)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Induction hob. Cooker hood. Integrated dishwasher. Integrated fridge / freezer. Feature fireplace. Granit work surfaces. Two radiators. Central heating boiler. French door to rear elevation. UPVC double glazed window to rear elevation.

Rear porch / Utility room 7'1" x 2'9" (2.180 x 0.843)
Plumbing for washing machine. UPVC door to rear elevation.

Landing
Stairs from entrance hall. Loft access.

Bedroom One 10'7" x 12'4" (3.239 x 3.767)
Radiator. Stone mullion double glazed windows to front elevation.

Bedroom Two 11'8" x 6'10" (3.563 x 2.098)
Exposed Beams. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'1" x 7'0" (1.874 x 2.137)
Store cupboard. Radiator. UPVC double glazed window to front elevation.
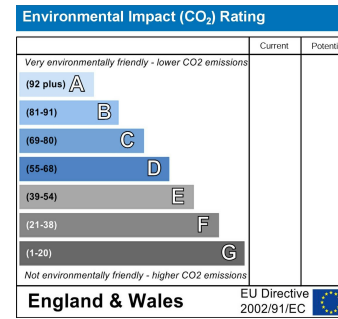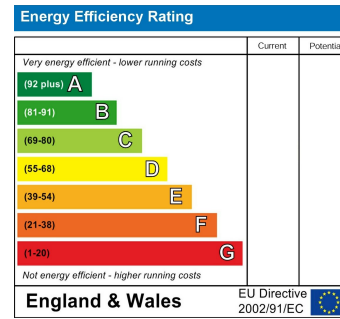
Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Front Garden

Rear Garden

Low maintenance patio garden.

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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**Rear Porch/
Utility Room**

Dining Kitchen
6.42 x 2.94m

WC

Cbd

Lounge
4.46 x 5.38m

Hall

Bathroom

Bedroom Two
3.56 x 2.09m

Bedroom One
3.76 x 3.23m

**Bedroom
Three**
1.87 x 2.13m

All measurements are approximate and for display purposes only