



Acre House, Ings Lane, Spaldington, Goole, DN14 7NJ

- Detached house with land • Kitchen and utility room • Two reception rooms • Spacious dining room • Master bedroom with en-suite • Four additional bedrooms and family bathroom • Enclosed rear garden • Double garage and log store • Gravelled driveway with parking for multiple cars • EPC = D

Guide Price £560,000

Acre House is a beautifully presented five bedroom family home situated in a plot totalling just over an acre, hence the property's name. Benefiting from uninterrupted countryside views and an enclosed rear paddock, this property is quite unique.

As you enter the property you find yourself in a spacious entrance hall. A downstairs w/c can be found to your left with stairs to the first floor following. To your right hand side are two separate living rooms, one of which comprises a log burning stove at its centre, perfect for those colder winter months. The additional adjacent living room opens on a patio seating area.

The kitchen follows and comprises a Rangemaster, built in dishwasher and sink with drainer. Additionally, there is space for a large fridge freezer whilst worktops on both sides of the room provide storage above and below. Adjacent is a utility room which offers space for a washing machine and provides supplementary storage.

The dining room completes the ground floor. This space benefits from dual aspect windows making it incredibly bright. Double doors open onto the patio seating area, ideal for summer barbeques and entertaining family and friends.

Upstairs there are five bedrooms, one of which is currently being used by the current vendors as a home office. The master bedroom benefits from built in wardrobes and an ensuite that comprises a bath with an over head shower, hand basin, low level w/c and chrome heated towel rail. A modern and spacious family bathroom completes the first floor and comprises a walk in shower, sperate bath, low level w/c, hand basin and chrome heated towel rail.

Externally, there is an enclosed patio garden, double garage with roller shutter door and a log store. Then there is the paddock, totalling circa 0.75 of an acre, it is complete with fruit trees and a vegetable patch. This space is perfect for keen gardeners or those with animals and provides scope for equestrian use. The gravelled driveway provides parking for multiple cars.





CIRCA 0.75 OF AN ACRE PADDOCK



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
			86
		63	

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains electric and water. Oil central heating. Fully compliant sewage treatment plant.



Address:
Reference: 1778



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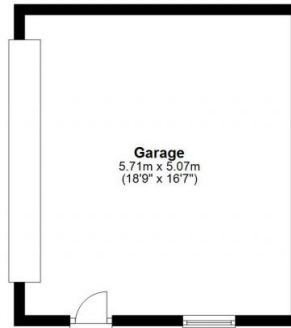
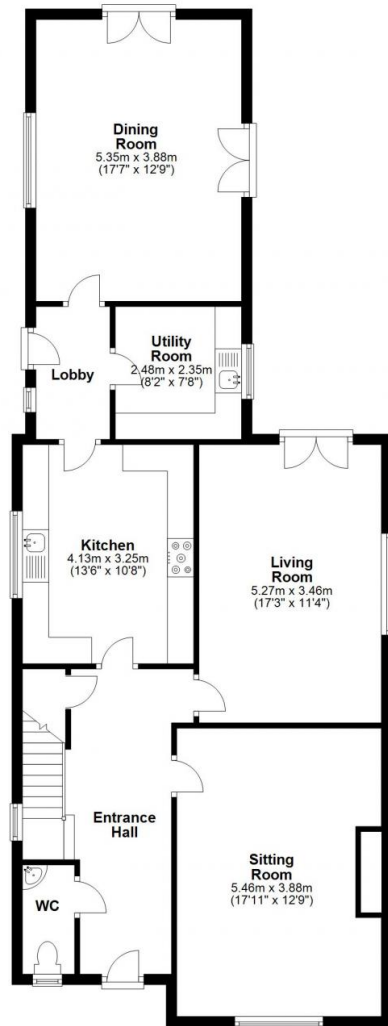


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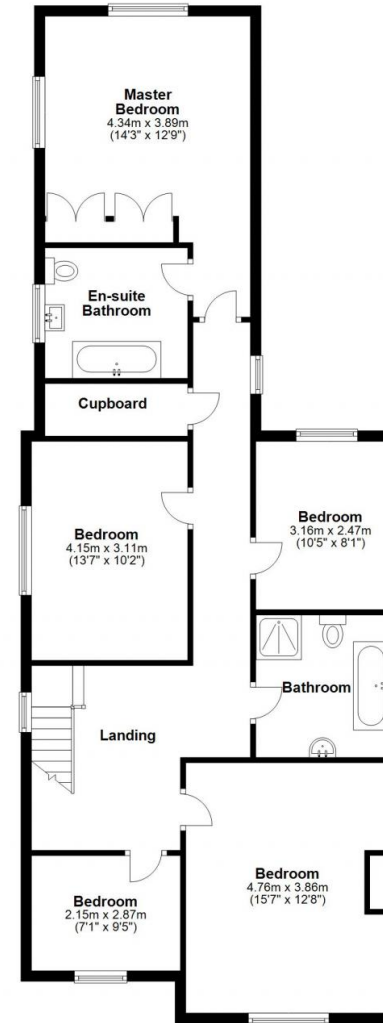
Ground Floor

Approx. 125.6 sq. metres (1352.1 sq. feet)



First Floor

Approx. 101.8 sq. metres (1096.2 sq. feet)



Total area: approx. 227.5 sq. metres (2448.4 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqM and SqFt measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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