

THE BUNGALOW
MOOR LEA LANE
GREAT HECK, DN14 0BP

(J34 M62 6 miles) (Hensall 2 miles) (Snaith 6 miles)

FOR SALE - OFFERS IN THE REGION OF £475,000



- A Detached Rural Bungalow
- In all 4 Acres or thereabouts
- Open Countryside
- 2 Reception Rooms, 4 Bedrooms, Kitchen, Bathroom, & Utility Room
- Outbuildings and Grassland Adjoining

Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
Tel: 01430 331333
Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The Bungalow, Moor Lea Lane, Great Heck, DN14 0BP is situated in open countryside, just south of the M62. The Bungalow is approximately 6 miles from J34 of the M62, 2 miles south of Hensall and 6 miles west of Snaith

The Bungalow will be found when travelling from Snaith along the A645 and on reaching Hensall turn left at the traffic lights and then proceed south into Church Lane over the motorway into Moor Lea Lane and The Bungalow is on the left hand side.

Description

This property offers the rare opportunity to purchase a bungalow in land with equestrian and other potentials. The Bungalow contains Hall, Lounge, Dining Room, Kitchen, Utility Room, 4 Bedrooms and Bathroom. Outside are outbuildings which open onto the land in all just over 4 acres. Some updating required to unlock the sites excellent equestrian and other potential

Accommodation comprises:-

Central Hall - 11' 11" x 4' 5" (3.63m x 1.35m) plus 12' 6" x 3' 0" minimum (3.81m x 0.91m)

Having UPVC double glazed front entrance door, ceiling coving, central heating radiator and carpeting.

Lounge - 11' 10" x 10' 11" (3.61m x 3.33m) to extremes plus walk in bay area

Having UPVC double glazed bay window, ceiling coving, reconstructed stone fireplace, central heating radiator and carpeting and opening onto:

Dining Room - 10' 11" x 10' 10" (3.33m x 3.3m) to extremes plus walk in bay area 5' 8" x 2' 1" (1.73m x 0.64m)

Having UPVC double glazed bay window, ceiling coving, reconstructed stone fireplace with open fire with central heating back boiler, central heating radiator and carpeting.

Kitchen - 13' 4" x 10' 10" (4.06m x 3.3m)

Having dual effect UPVC double glazed windows, tiled walls and boarded ceiling. Range of fitted units comprising 1 1/2 sink unit set in working surface with built in bottle gas 4 ring hob and cupboards and drawers under, breakfast bar area, further working surface with cupboards and drawers under, larder units with integrated Tricity oven and grill, integrated fridge and matching glazed and other wall units. Carpet tiles.

Utility Room - 10' 10" x 7' 8" (3.3m x 2.34m)

Having 2 UPVC double glazed windows, UPVC double glazed entrance door, stainless steel sink unit with cupboards under, larder unit and matching wall units. Tiled walls and carpet tiles.

Front Bedroom - 10' 0" x 9' 6" (3.05m x 2.9m)

Having UPVC double glazed window, ceiling coving, built-in wall cupboards, central heating radiator and carpeting.

2nd Front Master Bedroom - 12' 11" x 10' 11" (3.94m x 3.33m) to extremes plus walk in bay area.

Having UPVC double glazed bay window, ceiling coving, central heating radiator and carpeting.

3rd Rear Bedroom - 10' 11" x 9' 7" (3.33m x 2.92m) to extremes

Having UPVC double glazed window, ceiling coving, central heating radiator and carpeting.

4th Rear Bedroom - 7' 5" x 7' 5" (2.26m x 2.26m)

Having UPVC double glazed window, ceiling coving, central heating radiator and carpeting



Bathroom - 7' 4" x 6' 11" (2.24m x 2.11m) to extremes
Having UPVC double glazed window, ceiling coving, panelled bath, pedestal wash basin & W.C.; airing cupboard housing cylinder with immersion heater, tiled walls and carpeting.

OUTSIDE

Front, side and rear lawn garden surrounds The Bungalow.

Gated access from the road leads to ample off-road parking for several vehicles and the range of outbuildings which comprise:

2 Storey Brick Built Workshop - 17' 4" x 17' 1" (5.28m x 5.21m)
with concrete floor, steel doors and mezzanine style 1st floor storage.

Attached Brick Built Workshop - 24' 5" x 17' 1" (7.44m x 5.21m)
with concrete floor and steel door.

Old Timber Former Livestock Building & Store

80' 0" x 18' 0" (24.38m x 5.49m)

Having part concrete floor.

2 Old Timber Garage Frames

All opening onto the grass field in all just over 4 acres.

Plan

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

Services

Mains services of Electricity and Water installed.

Drainage is to a septic tank.

Central heating is provided by the open fire in the dining room's back boiler.

None of the services have been checked or tested

Viewing

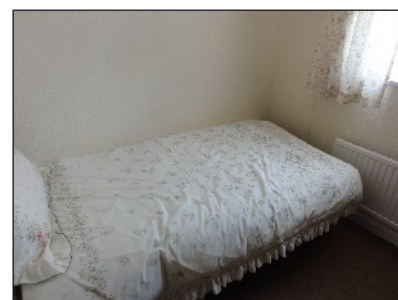
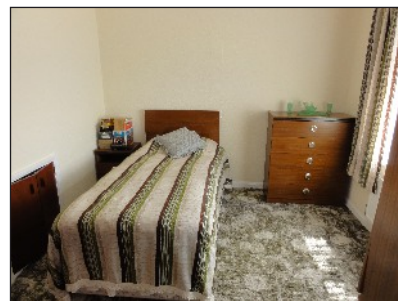
If you require any further information or wish to view the property please contact the Selling Agents DDM Agriculture, Bishops Manor, Howden, DN14 7BL 01430 331333 or email howden@ddmagriculture.co.uk

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

Recent Works

Recent works have been undertaken to the bungalow to underpin the front left corner of the property. A Building Control Final Certificate of Completion is available and a copy of the schedule of works and final certificate are available upon request.



Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's offices and the Energy Rating is shown.

Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- Any areas and/or measurements or distances referred to are given as a guide and are not precise.

CAC/MFB/HO-24/123
9th May 2025

