



01947 601301



3 LOVE LANE, WHITBY
5 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House close to the Coast
- 2 Reception Rooms both with Log Burners
- Breakfast Kitchen with French Doors to the Garden
- Utility Room & Downstairs Shower Room
- 4 Bedrooms, Study & 3 Bathrooms
- Large Loft Space with a Gym & Play Room
- Modern Gas Central Heating, Solar Panels & Double- Glazing
- Integral Garage and Off-Street Parking
- West Facing Garden with Terraces & Views

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **5**
Bathrooms: **3**
Reception Rooms: **2**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN, PATIO**
Tenure: **FREEHOLD**

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3 LOVE LANE, WHITBY - 5 bed Detached House - £565,000

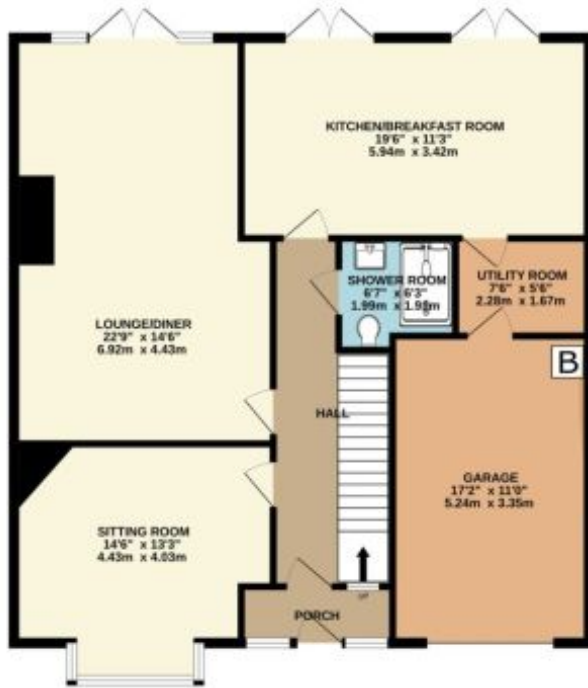


Hope & Braim are delighted to present 3 Love Lane in Whitby to the market. This substantial home enjoys a West-Facing aspect to the rear on the very edge of town with the beach just a short stroll away. The property has been extensively extended so offers spacious accommodation over the two floors plus a large loft space that is decorated and carpeted. The house is energy-efficient with both modern gas central heating and solar panels on the roof that provide free electricity and quarterly payments from the grid covers the annual energy costs. Downstairs there is a light-filled sitting room with a large bay window at the front and a log burning stove to light during the cooler months to keep the room cosy and welcoming. The second reception room is larger and is twenty-two foot in length that also has a stove and French Doors that link the inside with the outside and open onto the West-Facing terrace. The modern kitchen has satiny-gloss cabinets with an island and space for a dining table and two sets of French Doors. There is also a utility room that has internal access to the integral garage and there is a downstairs shower room. Upstairs there are four double bedrooms with the principal bedroom having its own ensuite, a luxurious family bathroom and a fifth bedroom/study. A staircase leads up to the loft that has a vaulted ceiling with Velux Windows and is currently used as a gym and a playroom. Outside there is parking for a couple of cars in front of the garage, whilst to the rear is a generous garden with terraces and a timber-built Summerhouse that backs on to the former Golf Course with views to the West.



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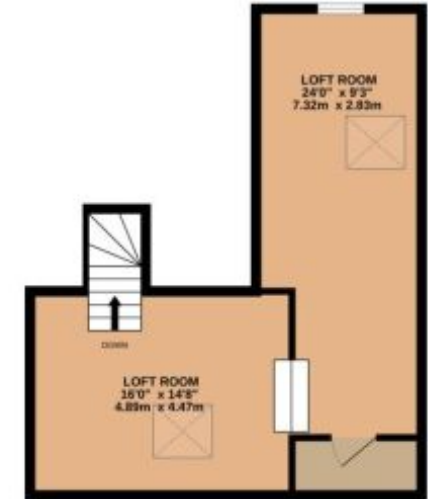
GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.6 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 2415 sq.ft. (224.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
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