



Mere Glen, Leconfield, Beverley HU17 7LL

Welcome to

Mere Glen, Leconfield, Beverley

**** NO ONWARD CHAIN **** Prestigious five-bedroom executive family residence in an exclusive cull-de-sac, featuring stunning interiors, versatile living over three floors, a converted double garage, and a large south-facing garden, with easy access to Beverley and excellent road connections.

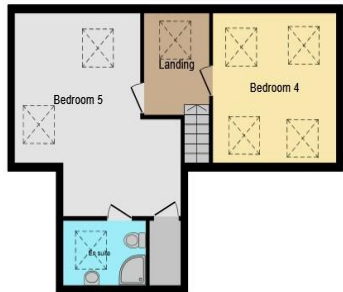




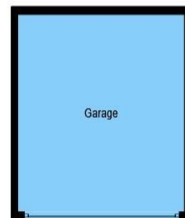
Ground Floor



First Floor



Second Floor



Garage



Entrance Hall

Cloakroom/WC

Study/Office

13' 2" x 12' 8" into bay window (4.01m x 3.86m into bay window)

Through Lounge

22' x 12' 9" (6.71m x 3.89m)

Dining Kitchen

16' 5" narrowing to 10' " x 20' (5.00m narrowing to 3.05m x 6.10m)

Utility Room

9' 2" x 5' 4" (2.79m x 1.63m)

First Floor Landing

Master Bedroom

16' 5" x 13' 2" (5.00m x 4.01m)

Dressing Room

En Suite Shower Room

Bedroom Two

13' 9" x 13' (4.19m x 3.96m)

Bedroom Three

14' 1" x 12' 9" (4.29m x 3.89m)

House Bathroom

Second Floor Landing

Bedroom Four/Guest Bedroom

20' 5" x 14' 6" narrowing to 12' 2" (6.22m x 4.42m narrowing to 3.71m)

En Suite Shower Room

Bedroom Five

12' 9" x 12' 8" Restrictive head height (3.89m x 3.86m Restrictive head height)

Outside

The house stands on a well proportioned garden to the front having an attractive brick sett private driveway offering ample off street parking.

Access to the rear garden can be achieved down the side of the house and opens out to a surprising garden area bounded by fencing to all sides and affording privacy. There is a paved seating area with matching pathways and extensive lawned area.

Converted Detached Garage

16' 5" x 16' 4" (5.00m x 4.98m)

The present owners have achieved a superb high quality conversion of the original detached brick garage which now provides a self contained spacious room ideal for a variety of uses. The garage conversion also benefits from worktops, 2 sinks with hot running water, upgraded electrics and an air conditioning system which also does heat too. The present owners used this space as a gym but in the agents opinion it can be a studio, hair design salon, separate office or other self employed annex if required.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Mere Glen, Leconfield Beverley

- Prestigious executive detached family residence within an exclusive cull-de-sac
- Spacious five double bedrooms and three bathrooms over three floors
- Stunning L-shaped dining kitchen with island and high-quality integrated appliances
- Converted detached double garage offering versatile additional space
- Large enclosed south-facing garden with ample driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: F

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107285



Property Ref:
BEV107285 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk