

# Keith Clough

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## Briargate Lodge, 2 Willow Grange Haxey, DN9 2GB

Price Guide: £475,000  
Now Reduced to: £460,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
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# Briargate Lodge, 2 Willow Grange, Haxey, DN9 2GB

An impressive modern family home beautifully presented throughout in the heart of the popular village of Haxey. The house briefly comprises a reception hallway, lounge, snug/living room, study, kitchen, dining room, cloakroom and utility room. First floor landing, four double bedrooms, one with ensuite and dressing room and family bathroom. The house is set on its own private grounds with an open plan design front garden with double width block paved driveway leading to the double garage. To the rear of the property there is an 'L' shaped lawned garden and seating area with patio. There is a wooden fence and hedge boundary with a well-cared for lawned garden. External tap and lights. Viewing is a must to appreciate this immaculately presented family home.

**RECEPTION HALLWAY:** Front facing canopied entrance door and window. Radiator with cover. Staircase leading to first floor galleried landing and bedrooms. Under stairs storage. Telephone point. Double doors opening into the living room.



**CLOAKROOM:** Rear facing window. Hand basin with tiled splash backs. Low level WC. Radiator.



**LIVING ROOM:** 20' 9" x 12' 9" (6.339m x 3.894m) Front facing bay window. Living flame gas fire with stone fireplace surround. Television point. Radiators with decorative covers



**DINING ROOM:** 9' 9" x 9' 8" (2.98m x 2.97m) Double aspect windows. Wooden effect flooring. Built in speakers. Radiator.



**KITCHEN: 12' 8" x 9' 8" (3.88m x 2.96m)** Rear facing windows. A range of fitted shaker style wall and base units with drawers. Worktops incorporating a stainless steel single bowl drainer sink. Integrated dish washer. Induction hob with extractor fan over and built in double oven. Laminate flooring. Radiator.



**STUDY: 9' 8" x 9' 1" (2.96m x 2.79m)** Rear facing window overlooking the garden. Telephone point. Personal door into garage. Radiator.



**FIRST FLOOR LANDING:** Galleried landing with front facing window. Built in airing cupboard.



**SNUG: 12' 9" x 11' 5" (3.89m x 3.48m)** Double aspect windows. Laminate floor. Radiator.



**BEDROOM 1: 17' 11" x 13' 8" (5.48m x 4.17m)** Front facing windows. Television point. Radiator.



**UTILITY: 7' 1" x 6' 2" (2.16m x 1.88m)** Rear facing door. A continuation of walls units from kitchen. Worktop incorporating a stainless steel single bowl drainer sink. Provisions for washing machine. Half tiled walls. Laminate floor. Radiator.

**DRESSING ROOM: 11' 1" x 9' 1" (3.39m x 2.79m)** Large walk-in wardrobe. Loft access.

**ENSUITE: 9' 0" x 6' 1" (2.76m x 1.87m)** Window. Fitted white suite comprising of a vanity sink unit with cupboards under and display top incorporating a low level WC. Walk in shower cubicle with glass screen. Shaving point. Radiator.



**BEDROOM 2: 12' 8" x 11' 5" (3.87m x 3.49m)** Double aspect windows with views over the garden. Television point. Radiator.



**BEDROOM 3: 12' 9" x 10' 8" (3.89m x 3.27m)** Two front facing windows. Television point. Radiator.



**BEDROOM 4: 12' 9" x 9' 8" (3.89m x 2.97m)** Side facing window. Television point. Radiator.

**FAMILY BATHROOM: 10' 9" x 6' 2" (3.28m x 1.88m)** Rear facing window. Fitted suite comprising of a corner shower cubicle, low level WC, hand basin with cupboards under and panelled bath with hand shower. Half tiled walls. Laminate floor. Radiator. Shaving point.



**OUTSIDE:** To the front there is an open plan brick block paved driveway that leads to an attached double garage with rear personal door, electric, power and gas fired central heating boiler. Lawned garden and pathway giving access to front entrance door. The generous rear lawned garden also offers stone edged flower beds, mature trees, plants and shrubs. Two separate patio areas and a vegetable patch all privately enclosed by a wooden fence boundary. External tap and lights.



note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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