



**52a High Street,
Haxey, DN9 2HH**

- An exciting opportunity to purchase a New Build situated on a small development that will have only four properties. 10-year NHBC guarantee Located in the village of Haxey and easily accessible to the M180 motorway network. Boasting high quality fixtures and fittings throughout. Under floor heating to the ground floor and heat source pump central heating. Solar panels, electric vehicle charging point and alarm system. Comprising of a reception hallway, open plan kitchen, dining, living, utility, snug, cloakroom and office on the ground floor. Bedroom one with ensuite facilities, three further bedrooms and family bathroom on the first floor. Upvc double glazed. South facing enclosed lawned garden. Driveway with parking for two vehicles and detached double garage with electric roller door. Contact agents for internal inspection. •
- New Build - Quality fixtures and fittings - Under Floor Heating - Electric Vehicle charging point - Solar Panels - Four Bedrooms - Ensuite Facilities •

Price Region: £449,950

DETACHED HOUSE

RECEPTION HALLWAY: Front facing composite door with glass side screen. Laminate flooring. Staircase leading to the first-floor landing and bedrooms. Ceiling spotlights.



OPEN PLAN LIVING KITCHEN DINING: 29' 8" x 14' 5" (9.054m x 4.396m) Rear facing windows and rear facing aluminium bi-folding doors to the South facing garden. Fitted wall and base units with drawers and wine rack. Quartz worktop incorporating a stainless-steel double sink with mixer taps. Central Island incorporating an induction hob with Russell Hobbs extractor fan above, pan drawers under and cupboards. Pull out integrated bin. Built in separate oven, grill, and microwave. Integrated Zanussi fridge freezer and dishwasher. Ceiling spotlights. Television point. Underfloor heating.



SNUG ROOM: 14' 9" x 11' 6" (4.506m x 3.509m) Front facing window. Rustic brick inglenook style fireplace with brick hearth and beamed mantel. Television point.



UTILITY ROOM: 9' 4" x 4' 11" (2.862m x 1.510m) Side facing window. Fitted base units. Worktop incorporating a stainless-steel single bowl drainer sink with mixer taps. Tiled splashbacks. Floor to ceiling larder storage/cupboard. Provision for whitegoods. Ceiling spotlights.



CLOAKROOM: Side facing window. Low level WC and vanity sink unit with storage cupboard under. Tiled splashbacks. Laminate flooring. Ceiling spotlights. Under floor heating.



OFFICE: 9' 4" x 5' 9" (2.852m x 1.766m) Front facing window. Television point.

SPACIOUS LANDING: Front facing window. Loft access. Radiator.



BEDROOM 1: 15' 6" x 11' 4" (4.726m x 3.474m) Rear facing windows. Television point.



ENSUITE: 9' 10" x 4' 6" (3.018m x 1.373m) Side facing window. Fitted suite comprising of a low-level WC, vanity sink unit and walk in double shower cubicle with rain shower head and hand shower attachment. Tiled walls and floor. Ceiling spotlights. Heated towel rail.



BEDROOM 2: 16' 2" x 11' 4" (4.936m x 3.472m) Rear facing windows. Television point. Radiator.

BEDROOM 3: 12' 11" x 9' 11" (3.951m x 3.026m) Front facing window. Television point. Radiator.

BEDROOM 4: 12' 5" x 8' 8" (3.800m x 2.643m) Front facing window. Television point. Radiator.

BATHROOM: 12' 4" x 5' 9" (3.769m x 1.772m) Side facing window. Fitted suite comprising of a vanity sink unit with cupboards under and display top incorporating a low-level WC, tiled bath and double shower cubicle with rain shower head and hand shower attachment. Fully tiled walls and floor. Ceiling spotlights. Heated towel rail.



OUTSIDE: To the front there are two small lawned areas with a central paved pathway giving access to the front entrance door. To the side a gravelled driveway offers parking for two vehicles and fitted electric car charging point. Double garage with electric roller door. There is access to the rear via a side wooden gate. The rear south facing garden is lawned with a paved patio area and is all enclosed by a wooden fence boundary. External lights.



SERVICES: Mains water, electricity, drainage

LOCAL AUTHORITY: North Lincolnshire council

COUNCIL TAX: Band

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236