



**Kilburn, Northside,  
Haxey, DN9 2JD**

- A wonderful opportunity to acquire this hidden gem nestled on a private plot. An early viewing is recommended to appreciate what this spacious detached bungalow has to offer. Briefly comprising L-shaped reception hall, living room, kitchen, utility room, large snug, three bedrooms and family bathroom. Beautifully presented throughout finished to a high specification. South facing solar panels with battery storage. To the front of the property there is a low brick wall with wrought iron railings that form the boundary. There is a well maintained lawned garden area with established shrubs and borders enclosed by a hedge boundary. The driveway offers off road parking which leads to the single attached garage. To the rear of the property there is a delightful low maintenance garden that is full of lovely features to include a stunning pergola and patio areas ideal for entertaining. Outside lighting and tap. Contact Agents to arrange a viewing! ●
- Stunning 3-bedroom detached bungalow - Hidden gem situated on the cusp of Haxey - Immaculately presented throughout - Reception Hall / Living room / Kitchen/ Utility - Snug / 3 bedrooms / Bathroom - Solar panels (Ask Agent for details) - Stunning rear garden with pergola ●

**Price Region: £425,000**

**Now Reduced to £399,950**



**DETACHED BUNGALOW**

**RECEPTION HALLWAY:** Upvc door with glass side screen. L-shaped hallway with oak style floor and down lights. Half panelled walls. Radiator.



**LIVING ROOM:** 21' 7" x 11' 2" (6.587m x 3.424m) Front facing bay window. Television point. Oak style floor. Radiators.



**KITCHEN:** 15' 8" x 9' 4" (4.787m x 2.863m) Rear facing window overlooking the conservatory. A range of fitted base and wall units with drawers. Glass fronted cupboards. Concealed lights. Worktop incorporating one and half bowl single drainer sink with mixer taps. Induction hob with extractor fan above. Built in oven and separate grill. Integrated dishwasher and fridge. Ceiling downlights. Radiator.



**UTILITY ROOM:** 9' 1" x 6' 8" (2.770m x 2.042m) Side facing window. Fitted base and wall units with pelmet. Worktop incorporating stainless steel single drainer with mixer taps. Tiled splashback. Floor to ceiling shelving. Provision for washing machine and tumble dryer. Personal door to garage. Radiator.



**SNUG ROOM:** 23' 9" x 9' 8" (7.244m x 2.958m) Brick base rear and side facing windows. Side bi-folding doors to the patio area. Television point. Under floor heating. Fitted blinds.



**BEDROOM 1:** 11' 2" x 11' 1" (3.406m x 3.381m) Rear facing French door leading onto the patio. Built in wardrobes. Oak style flooring. Radiator.



**BEDROOM 2:** 14' 6" x 11' 8" (4.443m x 3.576m) Front facing window. Fitted wardrobe with sliding doors. Oak style flooring. Radiator.



**BEDROOM 3:** 11' 8" x 8' 9" (3.578m x 2.679m) Front facing window. Oak style flooring. Radiator.



**BATHROOM:** 10' 1" x 6' 6" (3.085m x 1.989m) Rear facing window. Low level WC and floating vanity sink. Bath and walk in shower with rain shower head. Tiled walls and floor. Heated towel rail. Downlights.



**OUTSIDE:** To the front of the property there is a low brick wall with wrought iron railings that form the boundary. There is a well maintained lawned garden area with established shrubs and borders enclosed by a hedge boundary. To the front electric gates open onto a driveway that offers ample parking which leads to the single attached garage. To the rear of the property there is a delightful low maintenance courtyard garden that is full of lovely features to include a stunning pergola and patio areas ideal for entertaining. Outside lighting and tap.:



**SERVICES:** Mains water, electricity, drainage, and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: D

**TENURE:** Freehold assumed

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