

Keith Clough

THE ESTATE AGENTS
EPWORTH
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35 Haxey Lane, Haxey, DN9 2ND

Price Guide: £539,950



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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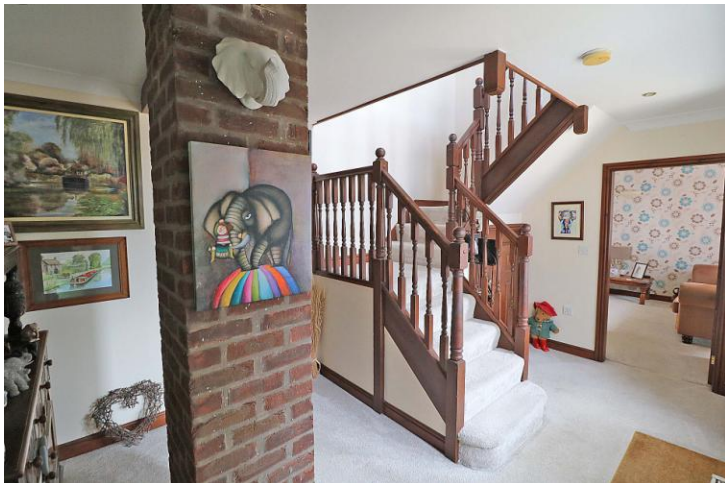
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35 Haxey Lane, Haxey, DN9 2ND

This impressive home was built and designed by its current owner and is set on an impressive plot. Included with many other extras are the stone sills. Briefly comprising entrance door leading into hallway, cloakroom, double doors from the kitchen give access through to the dining room, living room and conservatory making sizeable open plan family living space, utility room, study/bedroom 5. First floor gallery landing, bedroom one with ensuite and 3 further bedrooms and family bathroom. To the front of the property there is a large gravelled driveway allowing parking for several vehicles enclosed by a low wall boundary. This leads to the single attached garage with electric car charging point. To the rear of the property is a lawned garden enclosed by a wooden boundary. There is a wonderful patio area and flower display border and established shrub and tree display. This property is a credit to its owner and viewing is a must to appreciate the quality that is on offer.

FRONT ENTRANCE DOOR Main entrance with a canopied porch and upvc door with side screens.

HALLWAY Large hallway with feature brick wall pillar. Staircase leading to the first-floor gallery landing, Under stair storage.



CLOAKROOM Side facing window. Low level WC and hand basin. Tiled splash back. Radiator.

LIVING ROOM 25' 3" x 11' 2" (7.719m x 3.414m) Front facing bay window. Gas fire with wooden fireplace surround, tiled insert, and hearth. Television point. Double doors into dining room and conservatory. Radiators.



DINING ROOM: 13' 5" x 11' 10" (4.099m x 3.613m) Rear facing window overlooking into the conservatory. Double solid doors into kitchen. Radiator.



CONSERVATORY: 19' 6" x 14' 0" (5.954m x 4.270m) Brick base wall and laminate flooring. Rear facing French door from living room into conservatory and additional doors opening onto the garden. Radiators.



KITCHEN: 12' 5" x 11' 0" (3.795m x 3.366m) Rear facing window. Side entrance door. Fitted wall and base units with drawers. Worktop incorporating a stainless steel one and half bowl single drainer sink with mixer tap and tiled splashbacks. Four ring gas hob with extractor fan above. Built in oven and fridge freezer. Laminate floor. Double doors through to dining room. Downlights. Radiator.



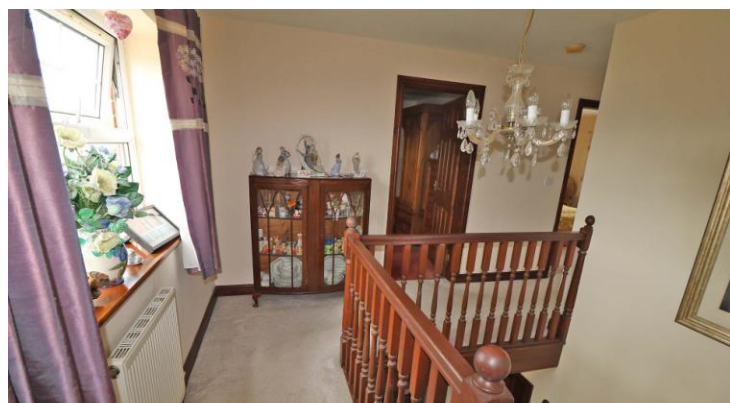
UTILITY ROOM: 10' 1" x 9' 9" (3.095m x 2.980m) Side facing window. Fitted wall units and larder storage. Worktop with provision under for washing machine and tumble dryer. Radiator.

STUDY/ BEDROOM 5 : 10' 1" x 9' 9" (3.095m x 2.980m) Side facing window. Television point. Radiator.



FIRST FLOOR GALLERY LANDING:

Front facing window. Loft access. Double doors into large storage cupboard. Radiator.



BEDROOM 1: 11' 4" x 11' 3" (3.473m x 3.436m) Front facing window. Built-in wardrobes. Radiator



ENSUITE: Side facing window. Low level WC and pedestal wash basin. Shower cubicle. Half tiled walls. Radiator.



BEDROOM 2: 10' 5" x 10' 3" (3.191m x 3.130m) Currently being used as a dressing room. Front facing high level windows. Radiator.



BEDROOM 3: 12' 1" x 10' 4" (3.701m x 3.161m) Rear facing window overlooking garden. Radiator.



BEDROOM 4: 11' 7" x 11' 3" (3.537m x 3.438m) Rear facing window overlooking the garden. Radiator



BATHROOM: 11' 5" x 7' 5" (3.483m x 2.284m) Newly fitted Rear facing window. Floating vanity sink with drawers under and lights above. Walk in double shower with hand and rain shower. Low level WC. Panelled bath. Tiled walls and floor. Downlights. Heated towel rail.



OUTSIDE: To the front there is a low brick boundary wall. A gravelled driveway offers ample parking for several vehicles leading to an attached larger than average single garage with electric door and remote and additional personal door. Electric car charging point. There is access to the rear via a side wooden gate. The rear lawned garden is enclosed by a wooden fence boundary and boasts a wonderful patio area, raised flower beds, shrubs, and trees. 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.

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





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