



**59 High Street,  
Haxey, DN9 2HH**

● A wonderful opportunity to acquire a two-bedroom detached bungalow offering lots of potential. Located in the heart of Haxey well placed for all local amenities. Briefly comprising lounge, kitchen, utility room, sunroom, two bedrooms and bathroom. To the front of the property there is a raised area full of established shrubs and a lawned garden to the side all enclosed by a low brick wall boundary. To the rear there is a split-level patio area and steps up to a sizable lawned garden. The private garden is full of established trees, shrubs and has lots of character and is all enclosed by a wooden fence and brick wall boundary. There is a single brick-built garage and ample parking space. Outside light and tap. The property does require slight refurbishment but has lots to offer. Upvc double glazing and Gas fired central heating.

**NO CHAIN!** Contact Agents for a viewing! ●

- Two-bedroom detached bungalow - Living room / Kitchen / Utility room - Sun room / Two bedrooms / Bathroom - Good sized garden and patio area - Good local amenities - Requires slight refurbishment - Detached garage ●

**Price Region: £195,000**

**DETACHED BUNGALOW**

**LIVING ROOM: 15' 7" x 12' 5" (4.765m x 3.792m)**

Entrance door and front facing window. Tiled hearth and inset with solid fuel cast iron stove. Television point. Radiator.



**KITCHEN: 18' 11" x 7' 4" (5.779m x 2.259m)**

Rear facing window. Fitted base units and worktop incorporating a stainless steel one and half bowl single drainer sink with mixer taps. Tiled splash backs. Halogen hob and over. Provision for dishwasher and fridge. Built in pantry. Loft access. Radiator.



**UTILITY ROOM:** Side facing window. Worktop with provision under for washing machine and tumble dryer. Radiator

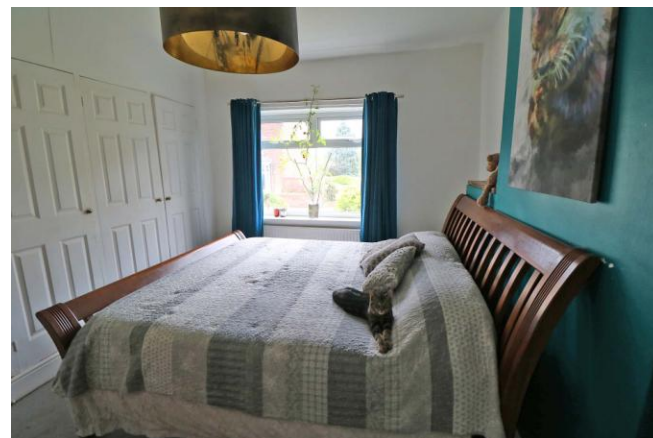


**SUNROOM: 10' 7" x 8' 1" (3.245m x 2.468m)** Triple aspect windows. Tiled floor. Downlights. Radiator.



**BEDROOM 1: 12' 7" x 10' 10" (3.855m x 3.319m)**

Front facing window. One wall with built in wardrobes. Television point. Radiator.



**BEDROOM 2: 10' 1" x 7' 2" (3.084m x 2.206m)** Rear facing window. Radiator.



**BATHROOM: 10' 0" x 5' 0" (3.070m x 1.538m)** Rear facing window. Vanity sink units and WC. Bath with shower over and side screen. Tiled walls. Radiator.



**OUTSIDE:** To the front of the property there is a raised area full of established shrubs and a lawned garden to the side all enclosed by a low brick wall boundary. To the rear there is a split-level patio area and steps up to a sizable lawned garden. The private garden is full of established trees, shrubs and has lots of character and is all enclosed by a wooden fence and brick wall boundary. There is a single brick-built garage and ample parking space. Outside light and tap.



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

**LOCAL AUTHORITY:**

**COUNCIL TAX:** Band A

**TENURE:** Freehold

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