



**44 Haxey Lane,
Haxey, DN9 2NE**

- Situated in the popular village of Haxey is this 3-bedroom detached bungalow with good local amenities. Briefly comprising reception hallway, living/dining room, kitchen, conservatory, 3 bedrooms and bathroom. To the front of the property there is a low wall boundary and established bushes and shrubs. There is a driveway that gives access to the hard standing frontage allowing parking for several vehicles and access to a single integral garage. The side of the property leads to the rear garden where there is a lawned area all enclosed by a hedge and wooden fence boundary. There is a patio area alongside the conservatory and pathway in the centre of the garden. The garden is full of established shrubs and flower borders. Outside lights and tap. Contact Agents to arrange a viewing! •
- 3-bedroom detached bungalow - Reception hallway / Living-dining room - Kitchen / Conservatory / 3 bedrooms / Bathroom. Lovely garden with patio area - Single integral garage - Ample space for off road parking - Local schools, doctors, dentist and shops •

Price Region: £360,000

RECEPTION HALL Entrance door leading into L-shaped hallway. Built in storage with double doors. Laminate flooring. Double doors leading into: -



LIVING / DINING ROOM 18' 3" x 16' 11" (5.570m x 5.158m) Front facing bow window and rear facing window overlooking enclosed rear lawned garden. Television point. Radiators.



KITCHEN 11' 10" x 8' 8" (3.609m x 2.648m) Rear facing window and door leading into the conservatory. Fitted base units with drawers and wall units with glass fronted cupboard. Worktop incorporating stainless steel single drainer with mixer taps and tiled walls. Free standing gas cooker and provision for whitegoods.



CONSERVATORY 13' 10" x 11' 10" (4.241m x 3.622m) Brick base conservatory with rear and side facing windows. Side French doors leading to the patio and garden. Provision for washing machine. Laminate flooring. Radiator.



BEDROOM 1 15' 11" x 11' 4" (4.869m x 3.476m) Front facing bow window and side facing window. One wall with built-in wardrobes. Additional wardrobe with matching drawers and display top. Television point. Radiator.



BEDROOM 2 11' 0" x 10' 4" (3.374m x 3.155m) Rear facing window. Television point. Radiator.



BEDROOM 3 9' 3" x 7' 6" (2.843m x 2.300m) Rear facing window. Television point. Radiator.



BATHROOM 10' 10" x 9' 7" (3.327m x 2.935m) Side facing window. Low level hand wash basin and WC. Bath and double shower cubicle. Built in storage. Half tiled walls. Shaving point. Radiator.



OUTSIDE To the front of the property there is a low wall boundary and established bushes and shrubs. There is a driveway that gives access to the hard standing frontage allowing parking for several vehicles and access to a single integral garage. The side of the property leads to the rear garden where there is a lawned area all enclosed by a hedge and wooden fence boundary. There is a patio area alongside the conservatory and pathway in the centre of the garden. The garden is full of established shrubs and flower borders. Outside lights and tap.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:

TENURE: Freehold assumed

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