



### **35 Hunters Croft, Haxey, DN9 2NX**

- Two-Bedroom Detached Bungalow in Quiet Cul-de-Sac Location – In need of modernisation. A brilliant opportunity to acquire a two-bedroom detached bungalow situated on a generous corner plot in a peaceful cul-de-sac. This property is in need of sympathetic modernisation, offering fantastic potential. Briefly comprising hallway, kitchen, lounge, two bedrooms and wet room. The front garden with a lawn and driveway leads to a detached single garage. At the rear of the property there is a private lawned garden surrounded by mature trees and shrubs. Vacant possession with no chain – ready for immediate purchase Located in the popular village of Haxey, the bungalow is close to local amenities, including a doctors' surgery and dentist, with easy access to motorway networks for convenient commuting. This is a perfect opportunity for those looking to personalise a property in a popular location. Contact us today to arrange a viewing! •
- Two-bedroom detached bungalow - Reception Hall / Living Room - Gallery Kitchen / 2 bedrooms / Wet Room - Corner plot with private garden and patio - Garden to front and rear - Driveway and detached rendered single garage - In need on sympathetic modenisation •

**Price Region: £179,950 – REDUCED TO £165,000**

**DETACHED BUNGALOW**

**RECEPTION HALL**

Upvc door leading into the L-shaped hallway. Radiator.



**LIVING ROOM**

**20' 6" x 9' 9" (6.261m x 2.993m)**

Front facing bow window and rear facing patio doors to the rear of the bungalow. Electric fire with wooden and tiled fireplace surround. Television point. Radiator.



**GALLERY KITCHEN**

**10' 8" x 7' 9" (3.273m x 2.374m)**

Rear facing window and door. Fitted base cupboards with drawers and larder storage. Worktop incorporating single stainless-steel drainer with mixer taps and tiled splashbacks. Gas chrome four ring hob. Built in oven and provision for whitegoods. Tiled floor.



**BEDROOM 1**

**11' 7" x 10' 0" (3.556m x 3.072m)**

Rear facing window. Loft access. Radiator.



**BEDROOM 2**

**9' 9" x 9' 1" (2.984m x 2.780m)**

Rear facing window. Radiator.



**WET ROOM**

**6' 1" x 5' 5" (1.867m x 1.655m)**

Front facing window. Low level pedestal hand wash basin and WC. Shower with screen. Heated towel rail.



**OUTSIDE**

To the front of the property there is a lawned garden and driveway offering off road parking that leads to the single detached garage. At the rear of the property there is a private lawned garden with a patio area all enclosed by mature shrubs and trees. The property sits on a corner plot on a quiet Cul-de-sac.



**FLOOR PLAN TO GO HERE**

**RVICES:** Mains water, electricity, drainage and gas  
**LOCAL AUTHORITY:** North Lincolnshire Council  
**COUNCIL TAX:** Band: B.  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough  
Estate Agents – 01427 873236