



**‘Meadowsweet,’ 12 Hayfield Close,
Haxey, DN9 2NT**

- Two-Bedroom Detached Bungalow in Quiet Cul-de-Sac – No Upward Chain! Nestled at the end of a peaceful cul-de-sac in the sought-after village of Haxey, this delightful two-bedroom detached bungalow offers comfortable living with the added benefit of no upward chain. The accommodation briefly comprises a reception hallway, living-dining room, dining kitchen, two bedrooms and shower room. Outside, the property features a hardstanding area to the front, with a driveway to the side leading to a detached single garage. A wooden gate provides access to the rear garden, which enjoys a paved patio area and is enclosed by mature hedging for added privacy. The home also benefits from gas-fired central heating and UPVC double glazing throughout. Conveniently located close to a range of local amenities including shops, a doctors' surgery, and a dentist, this property is ideal for those looking to enjoy village life in a quiet yet well-connected location. Contact the agents to arrange a viewing! ●
- Two bedroom detached bungalow - Hallway / Kitchen / Living dining room - Two bedrooms / Shower room - UPVC double glazing & GFCH - Good local amenities - Hard standing front and driveway - Detached single garage ●

Price Region: £199,950

DETACHED BUNGALOW

RECEPTION HALL Entrance door and window. L-shaped hallway. Built in storage cupboard. Radiator.



LIVING DINING ROOM 20' 3" x 9' 8" (6.188m x 2.969m) Front facing bow window and rear facing patio doors opening onto the enclosed garden. Laminate flooring. Electric fire with marble inset and hearth with decorative fireplace surround.



DINING KITCHEN 10' 1" x 9' 8" (3.074m x 2.959m)

Rear window and door. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splash back. Four ring gas hob with extractor fan above and built in oven below. Provision for whitegoods. Tiled floor. Radiator.



BEDROOM 1 11' 8" x 9' 11" (3.574m x 3.026m) Rear facing window. Loft access. Radiator.



BEDROOM 2 9' 0" x 8' 4" (2.764m x 2.564m) Front facing window. Built in wardrobe. Radiator.



SHOWER ROOM 6' 1" x 5' 7" (1.862m x 1.718m) Front facing window. Low level pedestal hand wash basin and WC. Shower cubicle. Fully tiled walls. Tiled floor. Radiator.



OUTSIDE Hard standing to the front and a driveway to the side giving access to a detached single garage. A side wooden gate gives access to an enclosed private lawned garden and paved patio area all surrounded by a mature hedge boundary. Outside lighting and tap.



FLOOR PLAN TO GO HERE

SERVICES: 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