



**1 Reapers Way,  
Haxey, DN9 2NU**

- A fantastic opportunity to acquire a 4-bedroom family home in the sought-after village of Haxey. This well maintained 4-bedroom detached property offers generous living accommodation. Haxey benefits from a strong sense of community along with excellent local amenities to include schools, doctors & motorway, The accommodation briefly comprises a reception hallway, living room, dining room, dining kitchen, sunroom, cloakroom & utility room. Upstairs features a split-level landing leading, 4 bedrooms, en-suite & family bathroom. Outside an open plan lawned front garden & a brick-block driveway leading to a double attached garage with electric doors. Gated access to both sides of the house open into a well-maintained rear south facing garden complete with mature shrubs & plants. Additional features include leaded sealed double-glazed units, GFCH, security alarm system, owned solar panels, external lighting & outside tap. Early viewing is highly recommended. Contact Agents to
- Detached 4-bedroom house - Reception Hall / Living room / Dining room - Dining kitchen / Sunroom / Cloakroom / Utility - Split landing / 4 bedrooms / ensuite / Bathroom - Excellent local amenities - Lawned garden to front and rear south facing garden - Double attached garage with electric doors – Alarm system & owned solar panels •

**Price Region: £399,950**



**DETACHED HOUSE**

**CANOPIED ENTRANCE DOOR** Upvc door and side screens leading into: -

**RECEPTION HALL** Oak flooring and staircase leading to the first-floor gallery landing and bedrooms with under stairs storage. Down lights. Radiator.



**LIVING ROOM 16' 8" x 21' 3" (5.081m x 6.491m)** Front and rear facing window and additional side facing arched windows. By-folding rear patio doors leading to the garden. Living flame gas fire with marble fireplace surround and hearth. Television point. Radiator.



**HALF GLASS PANELLED DOORS FROM HALLWAY LEADING INTO: -**

**DINING ROOM 12' 5" x 11' 8" (3.797m x 3.563m)** Rear facing window. Oak flooring. Radiator.



**DINING KITCHEN 17' 7" x 11' 8" (5.368m x 3.566m)** Side facing window and rear by-folding doors. A range of fitted base and wall cabinets with curved sides. Worktop in turn ups incorporating one and half Belfast sink and mixer taps and additional Quooker tap with splash backs. Four ring hot plate induction range with double oven. Integrated dishwasher and built in fridge freezer. Lights in kickboards and under wall units. Tiled floor. Downlights. Television points. Radiator and underfloor heating.



**SUNROOM 9' 3" x 8' 7" (2.833m x 2.635m)** Brick base with triple aspect windows overlooking garden. Side French doors leading to the patio area. Thermal roof. Tiled floor.

**WC** Side facing window. WC and vanity sink unit with display top and cupboards under. Tiled splashback. Tiled floor. Radiator.

**UTILITY ROOM 11' 7" x 7' 1" (3.550m x 2.172m)** Side entrance door. Fitted base and wall units with larger cupboard. Worktop incorporating one and half porcelain sink with mixer taps. Tiled splashbacks and floor. Radiator. Personal door to the garage.

**SPLIT LANDING** Picture window. Gallery landing.



**BEDROOM 1 15' 0" x 10' 10" (4.589m x 3.304m)** Front facing window. Television point. Radiator.



Archway to: -

**ENSUITE 10' 7" x 5' 5" (3.232m x 1.663m)** Rear facing window. Vanity sink unit with drawers under. WC and walk-in double shower cubicle. Downlights. Fully tiled walls. Vanity mirror. Heated towel rail.

**BEDROOM 2 12' 4" x 11' 6" (3.774m x 3.511m)** Rear facing window. Built-in storage. Television point. Radiator.

**BEDROOM 3 11' 9" x 8' 1" (3.584m x 2.470m)** Rear facing window. Radiator.

**BEDROOM 4 11' 7" x 7' 1" (3.541m x 2.183m)** Double aspect window. Laminate floor. Radiator.

**BATHROOM 8' 5" x 4' 10" (2.589m x 1.494m)** Side facing window. Vanity sink unit with tiled splashback. WC and bath with hand shower. Tiled walls. Down lights. Tiled floor. Heated towel rail.



**OUTSIDE** Outside the property boasts an open plan lawned front garden and a brick-block drive way leading to a double attached garage with electric doors. Gated access to both sides of the house open into a well-maintained rear garden complete with mature shrubs and plants. The rear south facing garden has a wooden fence and brick boundary. A perfect suntrap! Outside lighting and tap.



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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: E

**TENURE:** Freehold assumed

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