



4 Marlborough Avenue, Haxey, DN9 2HL

- Detached 2/3 Bedroom Bungalow on Generous Corner Plot. No Chain – Vacant Possession.
A brilliant opportunity to acquire this spacious 2/3 bedroom detached bungalow, ideally situated on a generous corner plot in a quiet residential area, close to all local amenities. The property requires modernisation or reconfiguration, offering huge potential for improvement and personalisation. The accommodation briefly comprises a hall, living room (which could be used as a third bedroom), kitchen, two bedrooms, shower room, sitting room and conservatory. Outside the property features lawned gardens to the front, side and rear surrounded by mature shrubs and enclosed by wooden fencing. A driveway provides off-road parking and leads to a single detached garage. To the front a small low boundary wall and personal gate. This is a rare chance to create a wonderful home in a peaceful yet convenient location. Offered with NO CHAIN and VACANT POSSESSION. Contact the agents today to arrange a viewing! •
- 2/3 bedroom detached bungalow - Positioned on a quiet corner plot - Reception hall / Living room or bedroom 3 - Kitchen / 2 bedrooms / Shower room - Sitting room / Conservatory - Lawned garden to front, side & rear - In need of modernisation or re-configuring •

Price Region: £225,000

DETACHED BUNGALOW

RECEPTION HALL Upvc door leading into the L-shaped hallway with built-in floor to ceiling storage cupboards. Loft access. Radiator.



SITTING ROOM / BEDROOM 3 14' 1" x 12' 10" (4.299m x 3.937m) Front facing bow window. Television point. Radiator.



KITCHEN 13' 0" x 7' 5" (3.963m x 2.284m) Double aspect windows and rear entrance door. A range of fitted base and wall units with drawers and glass fronted cabinets. Worktop incorporating one and half stainless-steel bowl drainer sink with mixer taps and tiled splashbacks. Free standing gas cooker with extractor fan above. Provision for whitegoods. Tiled floor. Radiator.



BEDROOM 1 12' 2" x 10' 6" (3.710m x 3.208m) Front facing window. One wall with built-in wardrobe with mirror fronted sliding doors. Radiator.



SHOWER ROOM 8' 6" x 6' 10" (2.593m x 2.103m) Rear facing window. Low level pedestal hand wash basin and WC. Walk-in double shower cubicle with hand and rain shower. Display top with cupboards under. Tiled walls and floor. Downlights. Radiator.



DINING / LIVING ROOM 19' 3" x 11' 0" (5.882m x 3.366m) Rear facing window and patio doors leading into the conservatory. Radiator.



CONSERVATORY 16' 9" x 11' 1" (5.106m x 3.379m) Brick base with windows overlooking all the garden with rear facing French doors. Power points. Tiled floor.



BEDROOM 2 15' 9" x 8' 8" (4.814m x 2.651m) Formerly a garage but now converted into a bedroom. Front facing window. Fitted wardrobes. Radiator.

OUTSIDE Outside the property features lawned gardens to the front, side and rear surrounded by mature shrubs and enclosed by wooden fencing. A driveway provides off-road parking and leads to a single detached garage. To the front a small low boundary wall and personal gate.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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