



**The Mount Lowcroft Avenue, Haxey Doncaster**





**welcome to**

**The Mount Lowcroft Avenue, Haxey Doncaster**

GUIDE PRICE £260,000-£270,000. This attractive two double bedroom detached bungalow with integral garage benefits from a range of spacious family living with a lounge diner, a breakfast kitchen and utility room. Situated on an elevated position with a landscaped rear garden and off road parking.



### Entrance Hall

With a front facing composite door, a side facing double glazed window, coving to the ceiling, a loft hatch, thermostat, a useful cloak cupboard and airing cupboard.

### Lounge Diner

19' 11" x 23' 8" ( 6.07m x 7.21m )

An L-shaped room with a front facing double glazed window, coving to the ceiling, a TV point and a brick built fireplace with open fire and tiled hearth. To the dining area there is a rear facing double glazed window, coving to the ceiling, two central heating radiators and area for a dining table and chairs. There is access through to the breakfast kitchen.

### Breakfast Kitchen

12' 4" max x 9' 7" ( 3.76m max x 2.92m )

Fitted with a range of high gloss shaker style wall and base units with coordinating roll edge work surfaces housing the sink and drainer with chrome mixer tap. The kitchen has a four ring gas hob with glazed canopy extractor above, a double eye level electric oven and grill. space and plumbing for white goods and a breakfast bar. There is complimentary tiling, tiled flooring, a rear facing double glazed window and a rear facing door providing access to the rear garden.

### Bedroom One

12' 6" max x 10' 11" ( 3.81m max x 3.33m )

With a front facing double glazed window, a central heating radiator, TV point and double wardrobes.

### Bedroom Two

10' 5" x 10' 3" ( 3.17m x 3.12m )

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

### Shower Room

Fitted with a low flush WC, a wash hand basin and walk-in shower with electric shower. There is tiled effect cushioned flooring, tiling to the walls, a chrome heated towel rail and a rear facing obscure double glazed window with insert patterned glazing.

### Utility Room

8' 11" x 5' 4" ( 2.72m x 1.63m )

With a rear facing single glazed window and a rear facing door providing access to the rear garden. There is a ceramic sink, a wall mounted boiler and space for a washing machine, fridge-freezer and dryer. There is access through to the integral garage.

### Outside

Situated on an elevated position to the front of the property there is a lawned garden with a driveway providing off road parking which leads to the integral garage and a pathway to the front entrance. To the rear of the property there is an enclosed landscaped mainly laid to lawn garden with seating areas, shrubs and pebbles to the borders and a garden shed.

### Integral Garage

18' x 9' ( 5.49m x 2.74m )

With an up and over door, a side facing single glazed window, power and light. There is integral access to the utility room.



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## The Mount Lowcroft Avenue, Haxey Doncaster

- GUIDE PRICE £260,000-£270,000
- SOUGHT AFTER VILLAGE LOCATION
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- ATTRACTIVE BREAKFAST KITCHEN
- L-SHAPED LOUNGE DINER

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£260,000-£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124303 - 0002

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