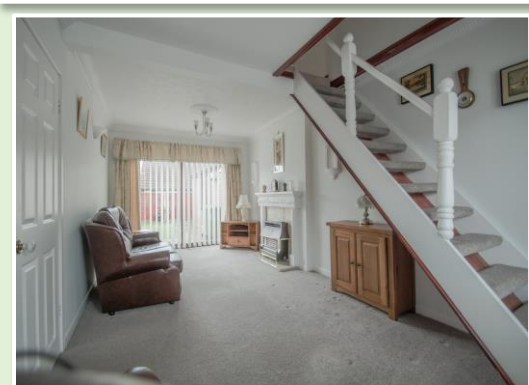




Mowbray Close, Haxey, Doncaster, North Lincolnshire, DN9 2JY

£230,000

Detached traditional bungalow with VERY LARGE additional loft room (with stairs and windows). Desirable cul-de-sac. Level lawned gardens. Detached single garage.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this well-presented and extended detached bungalow. Enjoying a pleasant position within this established cul-de-sac, in the well-served village of Haxey. Features include: gas central heating, double glazing, neutral/light decoration, functional layout and practical room sizes. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, layout, gardens, garage, loft room, versatility and value.

PROPERTY SUMMARY

The accommodation on the ground floor includes a through lounge/dining room, kitchen, 2 x bedrooms and bathroom. To the first floor is a large and versatile room, with study landing and various use/layout options (eg add an en-suite). Externally, there is an open plan front lawn, side driveway, detached single garage and a decent sized, enclosed rear lawn.

LOCATION

Located centrally within the popular and established village of Haxey, on the Isle of Axholme in North Lincolnshire. The village itself offers a variety amenities, and there is also easy access into Gainsborough Doncaster and Scunthorpe, which offer a further wide selection of amenities and facilities, including shops, schools, recreational facilities, pubs, bars and restaurants. There is attractive countryside surrounding the village, with footpaths, cycle routes, bridle paths and dog walking routes easily accessible. The area also boasts excellent transport links, with the M18, M180 and M62 nearby, making this location an ideal choice for commuting or visiting family and friends.

DIRECTIONS

Sat Nav location: DN9 2JY.

GROUND FLOOR

Central L shaped entrance hall.

Through Lounge / Dining Room 20' 3" x 9' 8"
(6.17m x 2.94m)

A through room with front bay window, rear patio door/window, fireplace and staircase to the first floor.

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m)

Functional and well-equipped, with integrated cooking appliances and space for a washing machine. Rear door and window.

Bedroom One 11' 8" x 10' 0" (3.55m x 3.05m)

Double bedroom with side window and open plan to the dressing / garden room. The bedroom currently has a range of fitted wardrobes, but these could be removed or re-positioned, to allow for other furniture configurations.

Garden / Dressing Room 7' 11" x 7' 2" (2.41m x 2.18m)

A useful and pleasant extension room with rear double doors onto the garden and door to:

En-Suite

A compact shower room with shower cubicle and toilet. It would be possible to add a small hand basin if required, or even expand the room itself. Side window.



Bedroom Two 9' 9" x 9' 0" (2.97m x 2.74m)
Small double / large single room with front window.

FIRST FLOOR

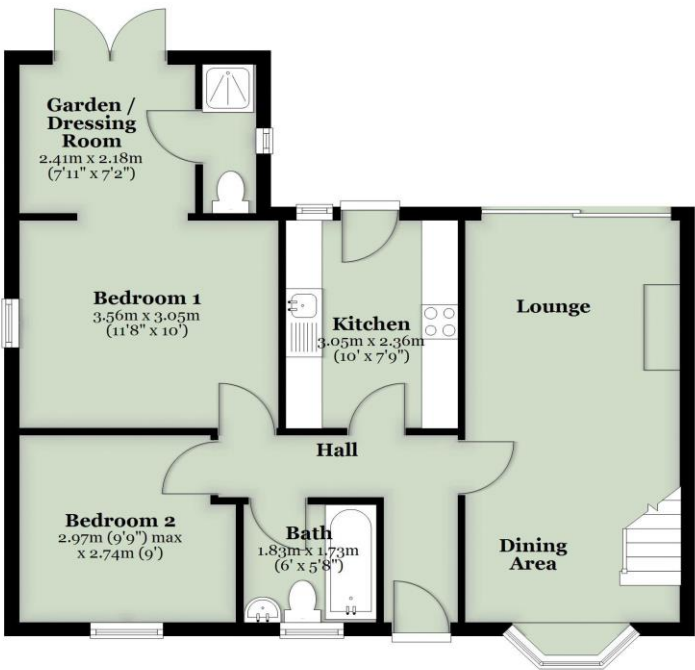
Useful landing, with space for a desk / seating.

Bedroom Three / Hobby Room 22' 1" x 10' 4" (6.73m x 3.15m)

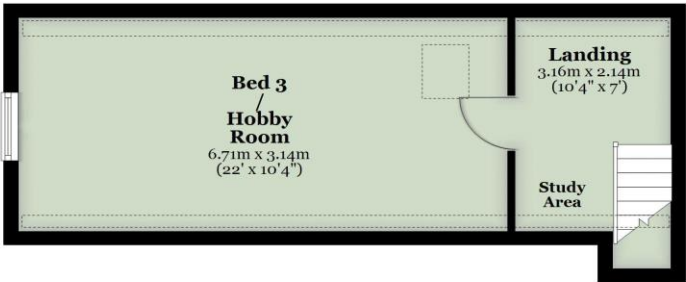
A particularly large and impressive room with side window and rear roof window. The space is ideal for a variety of uses, and also lends itself to having an en-suite added.



Ground Floor



First Floor





GARAGE 19' 0" x 9' 4" (5.79m x 2.84m)

A decent sized single garage, with double front doors and side window onto the garden.

OUTSIDE

To the front is an open plan lawn and front path. To the side is a driveway, leading to the garage. The rear gardens are enclosed, level, generously sized and mainly lawned. Being a bungalow, surrounded by bungalows, the gardens are relatively private and most areas enjoy direct sun for most of the day.

AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

Tenure: Freehold.

Council Tax Band: B.

These details were prepared / amended on: 18/10/2025

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Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

AGENT'S STANDARD DISCLAIMER

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