

GRICE &
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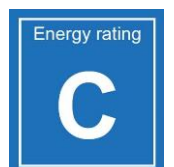


“Rapsey”, Upperthorpe Road, Westwoodside, DN9 2AQ

- **Totally restyled throughout** • Large and exceptional 3/4 Bed En-Suite Bungalow beautifully styled and boasting combined Live/Work/Annex flexibility • Exudes elegance-privacy-security •
- Ideal for personal enjoyment and entertaining • Edge of village prime setting •
- Abundance of covered secure vehicle(s) parking •
- Multi-functional **Double Garage** with potential •



£399,950 NO CHAIN



Westwoodside is a well-served village community (part of the parish of Haxey) with good local amenities and facilities only 12 miles Doncaster, 4 miles Epworth, 6 miles M180 junction 2.

Accommodation (room sizes approx. only)

PVC stylish front Entrance

RECEPTION HALL with natural oak internal doors leading off, pendant and wall lighting, radiator, hall cupboard and easy access to roof space.

Principal RECEPTION ROOM (8m x 7.2m max) ideal for entertaining and of large proportion easily combining Lounge and Dining functions with 5.4m wide front bow window and seating, 3 radiators, extensive illuminated bookcase, display and storage furnishing, pendant and wall lighting and multifuel burner in a stone setting to the sitting area.

BEDROOM 3 (3.5m x 2.5m) leading off with radiator and bow window outlook to court yard.

Designer KITCHEN (3.6m x 3m) side external door and window outlook, extensive fitted and in-built Kitchen furniture with an abundance of storage space and counters with kickboard and under cabinet mode lighting, integrated 1 ½ bowl sink, induction hob, eye-level double oven, extractor fan, fridge, freezer, washer and dishwasher, porcelain floor tiles, radiator, window blind, etc.

BEDROOM 4/DINING ROOM (4.4m x 3.2m) with themed décor and finishes, pendant light, radiator and opening to: -

Garden Room CONSERVATORY (4.7m x 2.3m) with access and outlook to the beautiful gardens and terrace, sun blinds, radiator and wall lighting.

Main BEDROOM SUITE (3.7m x 3m) fully fitted with mirrored wardrobes, radiator and blind. **Dressing Room** (2.7m x 2.3m) leading off with radiator, rear outlook and **En-Suite** (2.3m x 1.7m) with 'veined marble' tiling, wash basin and toilet in colour co-ordinated vanity unit, illuminated mirror, easy access shower cubicle, towel radiator, fan, etc.

Double BEDROOM 2 (3.9m x 3m) side facing, fitted double wardrobe and radiator.

BATH and SHOWER ROOM (3.7m x 2.5m) contrasting finishes, blind and lighting to complement the layout featuring bath (with hand spray), wash basin within vanity unit and with mirror over, cubicled shower, toilet, heated towel rail, etc.

OUTSIDE

Walled and verged quiet frontage to Upperthorpe with secure gated entrance, and new grey block paved drive and forecourt approach to the bungalow overlooking lawned garden with seasonal colour.

Court Yard (16m x 4m) includes **8m covered parking** with remote control roller door entry, lighting and caravan electrical connections, **seating terrace** and drive through access to double garage.

Wide side path, water and lighting extending the full depth of the bungalow and leading to the quite stunning landscaped private rear lawned garden and Indian stone sun and lounging terrace ideal for outdoor dining with seasonal colour, productive Greenhouse and also linking the multi-purpose **DOUBLE GARAGE** (with further potential) wall and base units with countertops.

SERVICES (not tested)

All mains services

New Smart App controlled (Viesmann) Gas central heating system

LOCAL AUTHORITY

North Lincolnshire Council

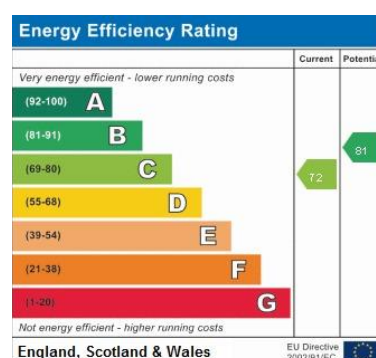
COUNCIL TAX Band 'D' (on-line enquiry)

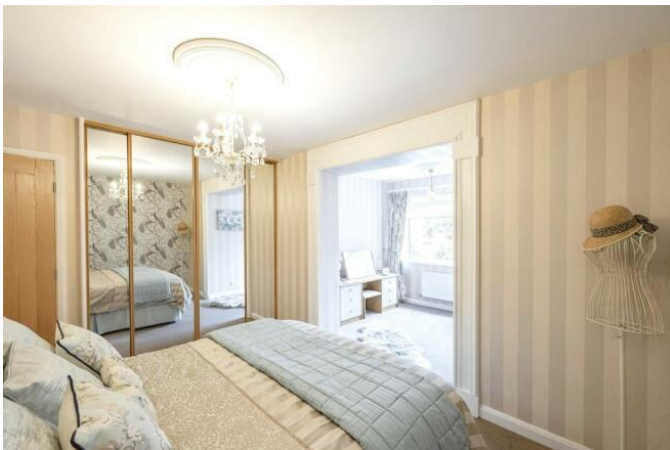
TENURE

Freehold assumed.

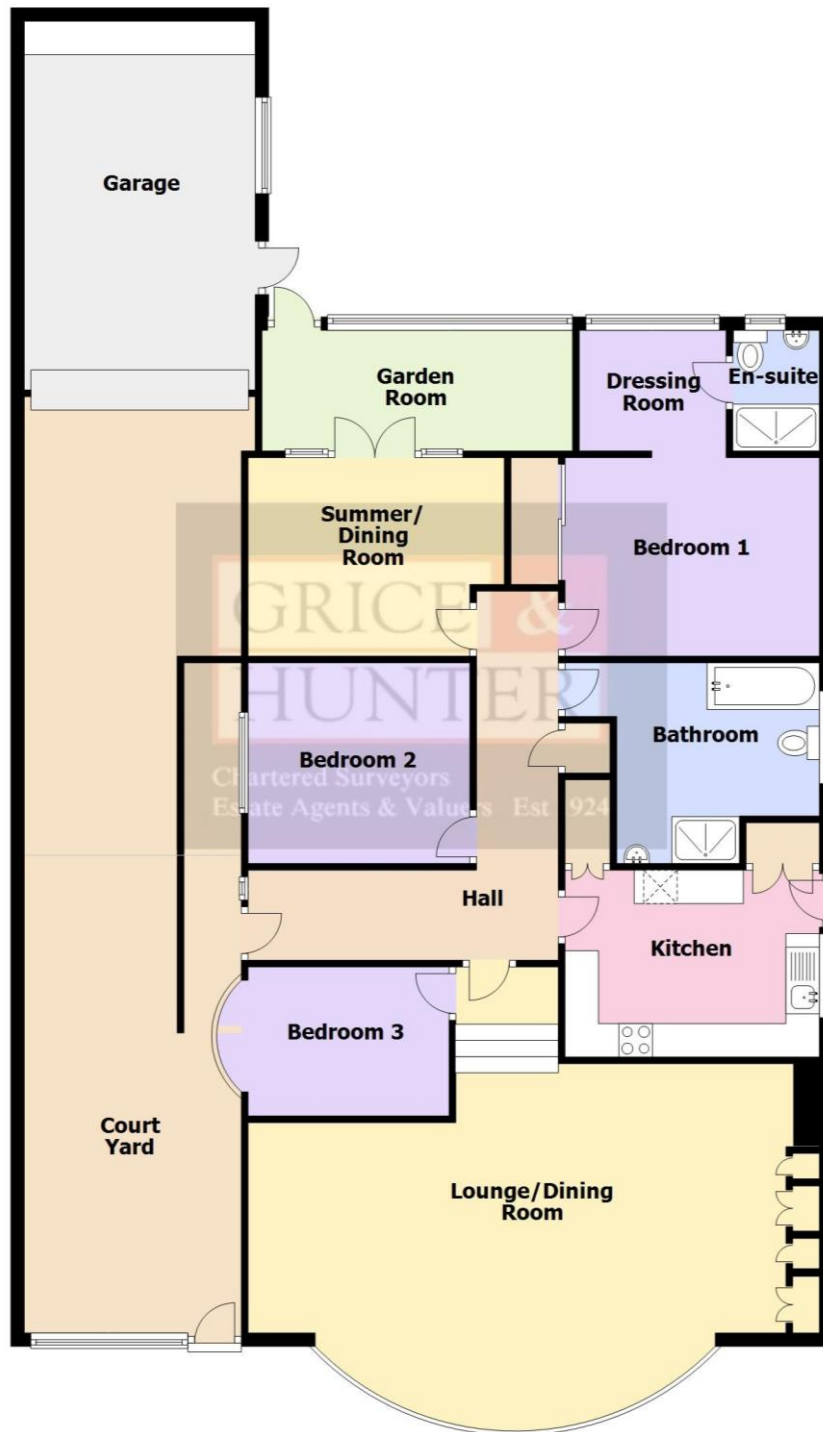
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor



All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Rapsey, Upperthorpe Road

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