

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

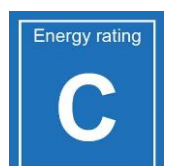


15, Holm Road, Westwoodside, DN9 2EY

- Utterly superb remodelled and truly individual Detached 4 BED – 2 Bathroom dormer style house •
- Designer Kitchen and Bathrooms • Multipurpose 13m length Garage • Multi Room audio and video •
- Smart lighting • Gas central heating • Landscaped and ultra low maintenance garden •
- High in architectural style • 24 panel Solar Energy •



£365,000 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 and 6 miles Sheffield Doncaster Airport.

Accommodation (room sizes approx. only)

RECEPTION HALL (3m x 4.2m) engineered oak floor, turning stairs leading off, personal door to Garage, radiator, hung chandelier, sky lights and windows giving excellent natural light.

Open Plan KITCHEN DINER (7m x 3.1m) porcelain tile floor, expertly planned and fully fitted co-ordinated units with solid oak counters, integrated 5 burner gas hob, canopied extractor, Bosch oven and microwave, dishwasher, 1 ½ bowl china sink and mixer tap, fridge, freezer, hung lights over dining and island bar areas, multi downlights, external door, front and side windows (with blinds), radiator and sliding doors partition to:-

LOUNGE (3.9m x 3.6m) front facing with blinds to bow window, radiator, remote control fire to chimneybreast, mantle beam and alternative door access from Reception Hall.

BATHROOM 1 (2.5m x 1.7m) porcelain tiles to floor and part décor, recessed 2m mirror over bath and wash basin, rain shower and hand spray shower over bath (with screen), toilet, towel radiator, multi down lights and fan, window blind, etc.

Rear Double BEDROOM 1 (3.7m x 2.9m) radiator and window blind.

Rear Double BEDROOM 2 (3.8m x 3m) engineered oak floor, window blind to garden outlook, radiator and perimeter down lights. Currently used as home office and playroom.

1st Floor galleried LANDING

BATH/SHOWER ROOM 2 (1.8m x 3.9m) co-ordinated tile finishes, doorless entry shower, shaped bath, wash basin with vanity mirror, twin towel radiators, 2 skylights, fan and down lights, shampoo niches, etc.

Front Double BEDROOM 3 (3.5m x 3.9m) fully fitted range of full height wardrobes and mirror door, bedside hung lights, central pendant, USB's, radiator and window blind.

Rear Double BEDROOM 4 (3.5m max x 3.9m) radiator and fill range of fully fitted wardrobes including mirror. Access to loft space.

OUTSIDE

South facing to the front in a residential cul-de-sac with unrestricted road side parking, walled frontage, stone set wide driveway with at least 2 car parking in from of the deceptively very large linked multi-functional **GARAGE** (13m x 3-3.5m) with drop down ladder to loft storage, sink, units, remote control entry and personal doors to interior and garden.

Rear private enclosed enjoyable garden with stone paved terrace, shaped lawn, raised beds and BBQ.

SERVICES (not tested)

All mains services
Multi room audio and video
CCTV intruder alarm
Smart lighting (App controlled)
Solar panels on feed in tariff (with financial benefit)

LOCAL AUTHORITY

North Lincolnshire Council

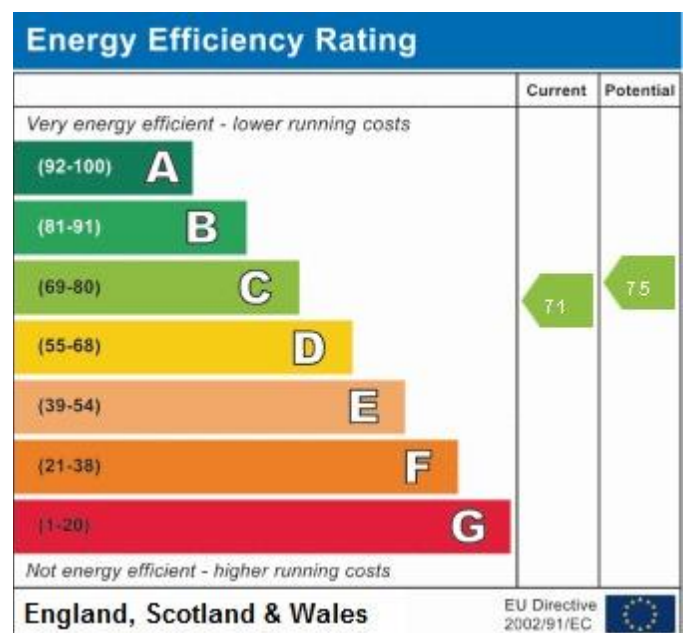
COUNCIL TAX Band 'C' (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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