

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Haywain Cottage, Sampson Street, Eastoft, DN17 4PQ

- Very spacious 3+ Bed detached Cottage with restyled 124m<sup>2</sup> accommodation • Minimal gardens •
- Central heating • PVC double glazing • Open plan Living, Dining and Kitchen • Main Lounge •
- En-Suite to Bedroom 1 • Family Bathroom • Study/hobbies Room • Countryside views •



**£ 195,000 NO CHAIN**



**Eastoft** is a rural settlement with Parish Church, Primary School, Village Inn on the A161, 3 miles north from Crowle and convenient for motorway access, rail network and the local towns of Scunthorpe and Goole.

**Accommodation** (room sizes approx. only)

## ENTRANCE HALL

**CLOAKS/VANITY** (1.6m x 1.1m) pedestal wash hand basin, toilet, cabinet and tiled upstand.

**Main LOUNGE** (5.3m x 4.5m) front outlook, 2 radiators, log burner stove recessed in chimney breast, tv provision, stairs leading off with under storage.

**Super LIVING and DINING KITCHEN** (6m x 5.6m) porcelain tiled floor, modern fitted kitchen units in ivory colour with contrasting counters, chine 1 ½ bowl sink and mixer hose tap, caterers oven with tile upstand and canopied fan, provision for dish washer, deep cloaks and fridge recess, radiator, open plan Living with radiator, tv provision, front outlook and further open plan Diner (3.1m x 1.8m) with distant countryside view and french doors to garden.

**UTILITY** (3.1m x 2.1m) porcelain tile floor, external door, counter tops, base and eye level cupboards, provision for laundry appliances and central heating boiler.

**LANDING** with windows, radiator and easy access to roof space.

**Main BEDROOM** (4.9m x 3m) of super size with 2 front facing windows, radiator, built in wardrobe, **En-Suite** (2.1m x 2m) leading off with tiled and panelled décor, wash basin, vanity mirror and light, toilet, curve-line cubiced rain shower, towel radiator, 2 windows, etc.

**Front BEDROOM 2** (3m x 2.2m) with radiator.

**Front BEDROOM 4/NURSERY/STUDY** (2.2m x 3.5m max) L shape with radiator and wardrobe with mirrored sliding doors.

**Rear BEDROOM 3** (2.1m x 4.2m) distant country view and radiator.

**Main BATHROOM** (2.2m x 2.6m) vinyl floor, tiled and panelled décor, roll top free standing bath (mixer and hand spray) pedestal wash basin, toilet, large mirror, shaver point, towel radiator and down light.

## OUTSIDE

Driveway/car standing giving off road parking, low maintenance grounds extending to the rear with open countryside outlook, lighting, water tap and log store. Integral bike and storage outhouse.

## SERVICES (not tested)

Mains water, electricity and drainage.  
Oil central heating to radiators

## LOCAL AUTHORITY

North Lincolnshire Council

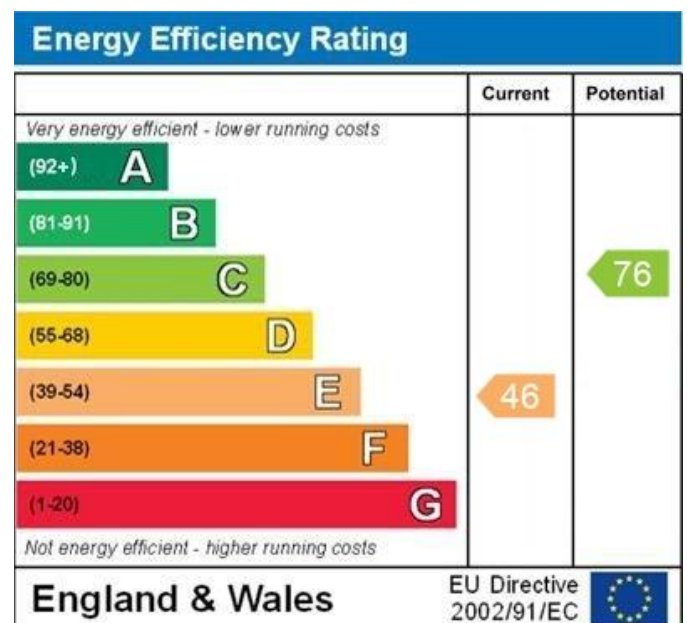
**COUNCIL TAX** Band 'C' (on-line enquiry)

## TENURE

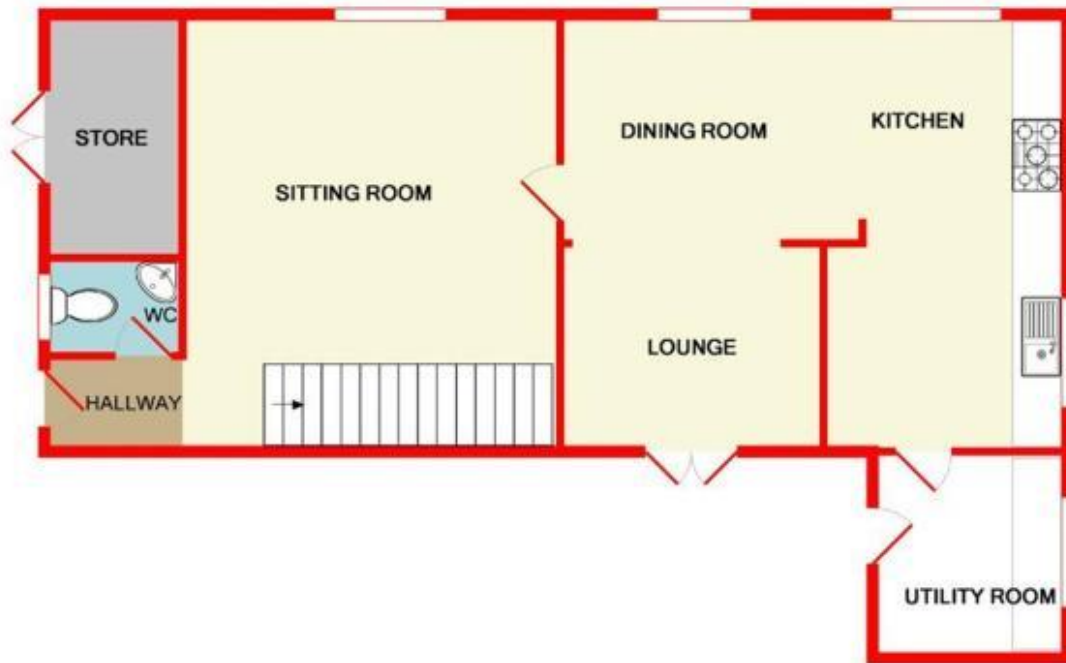
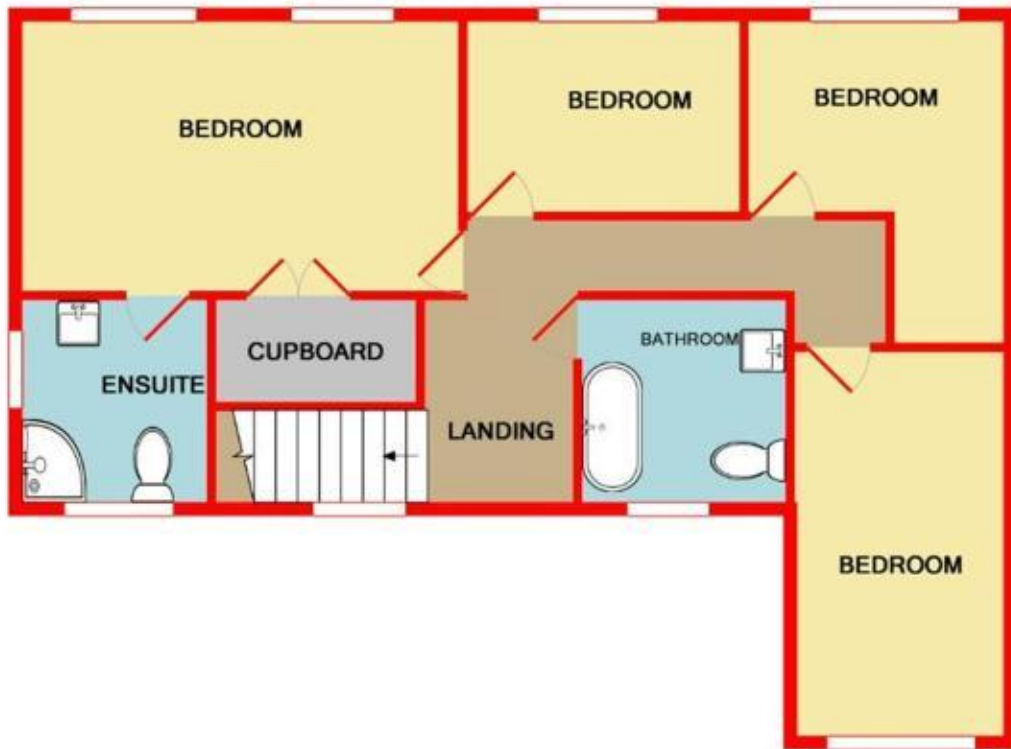
Freehold assumed.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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