



Fairview, Pine Tree Close, High Street, Wroot, DN9 2BT

- Very generous proportioned and well designed 3 Bed En suite Bungalow • ½ acre lovely and enjoyable gardens • Multi-function Garden Lounge/Diner extension • Garage and multi car parking •
- Gas central heating • PVC double glazing •

LOCATION

Wroot has a well respected Primary School, a village Inn that serves food, Village Hall with Post Office facilities, Isle Shopper bus service and Mobile Library. Shopping and secondary schooling can be found within 5 miles and the towns of Doncaster and Scunthorpe are 10 miles and 17 miles respectively. Very convenient for Doncaster Sheffield Airport. There is also easy access to the motorway network.

Located in the attractive rural village of Wroot, this well presented three bedroomed bungalow is situated amongst gardens and grounds of approximately ½ acre.

The property with PVCu Double Glazing and Gas Fired Central Heating comprises Hall, Dining Kitchen, Lounge, Garden Room, three Bedrooms (one en suite) Bathroom and boarded Loft Space with power and light.

Accommodation (room sizes approx)

RECEPTION HALL Spacious hall with 2 radiators.

KITCHEN DINER (5.1m x 4.2m max) Range of matching floor and wall cupboards with granite worktops and matching dining table. Integrated double oven and gas hob with extractor over, integrated fridge freezer and space for dishwasher and washing machine. Radiator.

LOUNGE (6.1m x 3.9m) a good sized Lounge with electric flame effect fire in modern surround, 2 x radiators and double doors leading into the Garden Room.

GARDEN LOUNGE (7m x 3m) excellent size with multiple windows and double doors leading out to the patio and lovely garden beyond. 2 radiators (currently this room is used as a reception/art studio)

DOUBLE MAIN BEDROOM (4.5m x 3.1m) and **EN-SUITE** (3.2m x 0.9m) Double room with en-suite comprising of wc, wash hand basin and large walk in shower. 2 Radiators.

DOUBLE BEDROOM 2 (4.5m x 3.6m) Double room with a range of built in wardrobes. Radiator. Pull down ladder giving access to boarded loft area with power, light and model railway layout.

BEDROOM 3 (2.5m x 2.4m) a large single room. Radiator.

BATHROOM (3m max x 2.8m) a good sized room with wc, bath, washbasin sitting within an attractive vanity unit with large mirror and lighting. Ladder style heated towel radiator. Cupboard containing hot water cylinder and shelving. Further radiator.

OUTSIDE

A stand out feature of this property is the gardens and grounds. Approached from The High Street down a private cul de sac, the front garden is of a good size with lawn and mature shrubs. There is a long driveway providing numerous car parking spaces leading to the integral **GARAGE** (5.8m x 3m). The excellent sized back garden has a patio with feature wall and steps down to the lawn. Three ponds, mature shrubs and trees. A herb garden and greenhouse, shed and summerhouse. A long central pathway bordered by herbaceous plants and shrubs leads to the double gates that open onto the orchard. Within the orchard are numerous mature fruit trees. Vegetable & soft fruit beds. Greenhouse and large enclosed chicken ark with extensive fox proof run.

The orchard overlooks neighbouring paddocks and woodland. In all the gardens and grounds amount to approximately ½ acre.

SERVICES (not tested)

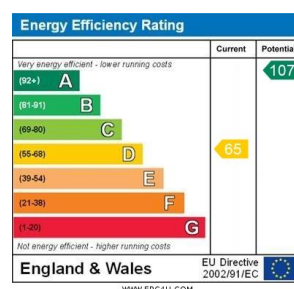
Mains water, electricity, drainage and gas
Gas central heating to radiators
Security system
New boiler January 2024

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor
Approx. 142.0 sq. metres (1528.4 sq. feet)



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