

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Saddlers Cottage, 39 Low Street, Haxey, DN9 2LE

• A Detached 3 Bedroom Cottage with large Double Garage • 2 Reception Rooms • Kitchen and separate Utility/Cloakroom • Study/Guest Bedroom • Attractive Bathroom with 4 piece suite • Gas Central Heating • PVCu Double Glazing • Enclosed gardens and extensive parking •



£300,000



Description

A traditional village cottage offering adaptable family accommodation of character. The property is centrally located within the well regarded village of Haxey being only a few miles from the small town of Epworth and about 6 miles south of junction 2 of the M180.

Noteworthy features of Saddlers Cottage include:

- Main Lounge with wood burning stove.
- Kitchen including range cooker.
- Separate Utility and Cloakroom.
- Dining or Family Room .
- Study or Guest Bedroom.
- 3 first floor Bedrooms.
- Bathroom with roll top bath and separate shower.
- Double Garage with electric doors.
- Additional outside storeplace.

Accommodation (room sizes approx. only)

Ground floor

ENTRANCE HALL with composite stable door, tiled flooring and radiator.

LOUNGE (7.39m x 3.68m) multifuel burning stove with decorative timber surround, 2 radiators, beam ceiling and underfloor heating.

KITCHEN (3.67m x 2.78m) single drainer resin sink, base and wall cabinets, work surfaces, Rangemaster with gas and electric ovens and 5 ring gas hob, housing for American style fridge and tiled flooring (with underfloor heating).

UTILITY/CLOAK ROOM (2.0m x 2.0m) with plumbing for automatic washer and dryer, stainless steel sink, storage cabinet and w/c. Radiator and tiled flooring.

DINING ROOM (4.56m x 3.0m) side facing bay window, radiator, laminate flooring and beamed ceiling.

STUDY/FAMILY ROOM/ GUEST BEDROOM (3.77m x 3.13m) radiator and built in store cupboards.

First Floor

LANDING with radiator.

BEDROOM 1 (3.70m x 3.12m) with radiator.

BEDROOM 2 (3.70m x 3.23m) with 2 radiators.

BEDROOM 3 (3.0m x 2.68m) radiator and built in storage cupboard.

BATHROOM (2.66m x 2.8m) 4 piece suite comprising free standing roll top bath with shower fitting, pedestal wash basin, shower cubicle, airing cupboard, radiator and tile effect flooring.

OUTSIDE

Gated entrance, extensive driveway parking and side lawned garden.

GARAGE 1 (6.1m x 3.0m) with electric roller door and place off (2.95m x 2.40m)

GARAGE 2 (4.6m x 3.37m) with electric roller door. Currently partitioned to form work room with power and internet connection. Addition side entrance door.

SERVICES (not tested)

Mains water, electricity, drainage and gas.
Gas central heating to radiators

LOCAL AUTHORITY

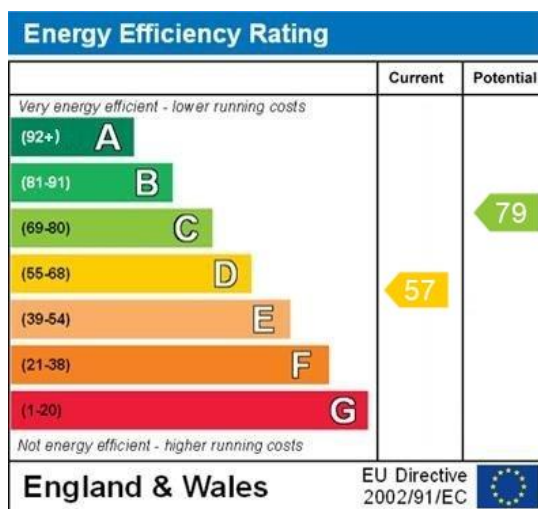
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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