

GRICE &  
HUNTER

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## The Willows, Main Street, Graizelound, Haxey, DN9 2LY

- Recently completed 5 Bedroom (en-suite) Detached House with 3 Bath/Shower Room
- Immaculate and tastefully appointed throughout • **Approx 170m<sup>2</sup> (1837ft<sup>2</sup>)** • Air source heat pump central heating • Large Garage • Landscaped exterior • Super spec throughout •



**£400,000**



## Accommodation (room sized approx. only)

170m<sup>2</sup> – 1837ft<sup>2</sup> with solid oak internal doors.

### Ground Floor

Oak front **PORCH**

**RECEPTION HALL** with ‘limed oak’ effect flooring, spacious hall and cloaks cupboard, and turning staircase off.

### Open plan combined

**LIVING/DINING/KITCHEN** being an ‘L’ shape through room (5.5m x 3.5m + 5.0 x 3.0m) with ‘lime oak’ effect flooring, fully fitted quality kitchen units, hard co-ordinated counters and sink, integrated oven, induction hob, extractor hood, dish washer, fridge and freezer appliances, front and rear windows and french doors, media wall, and multi LED down lights, etc.

**UTILITY** (2.5m x 2.1m) to match the Kitchen with units, tops, provision for washer, back door, etc.

**CLOAKS** with toilet and wash basin.

**PLAYROOM/STUDY** (3m x 3m) double aspect window outlooks.

**Turning stairs with window at ½ Landing to first floor.**

### LANDING

**Main double BEDROOM 1** (4.6m x 3.6m) rear outlook, fitted wardrobes, panelled bed board with LED lighting and access to impressive **EN-SUITE** (3m x 1.8m) lavishly appointed with co-ordinated tile finishes, towel radiator, fan, multi down lights, extensive vanity furnishings, integrated wash basin and toilet and doorless entry double size shower cubicle.

**Superb main BATH/SHOWER ROOM** (3.9m x 2.6m) with co-ordinated tile finishes, free standing oval bath (with column mixer tap) doorless entry shower cubicle, toilet and wash basin in vanity unit. Towel radiator, fan, multi down lights, etc.

**Double BEDROOM 2** (4.5m x 3m) with front outlook, fitted wardrobes.

**Double BEDROOM 3** (3.9m x 2m) with front outlook and decorative panelling.

## Turning staircase to 2<sup>nd</sup> floor

**LANDING** with spindled balustrade, media area front facing dormer window and access to eaves space.

**Luxurious SHOWER ROOM** (3.9m x 2.6m) co-ordinated tile finishes, towel radiator, fan, sky light window, doorless entry shower cubicle, vanity furnishings with integrated wash basin and toilet.

**Double BEDROOM 4** (4.2m x 2.6m min) with front dormer window.

**Double BEDROOM 5/OFFICE** (4.2m x 2.6m) with skylight window.

**OUTSIDE** Fully enclosed plot landscaped with lawns, paved forecourt and driveway, all around access, outside lighting and power, **Large GARAGE** with remote control door entry.

### SERVICES (not tested)

All mains services

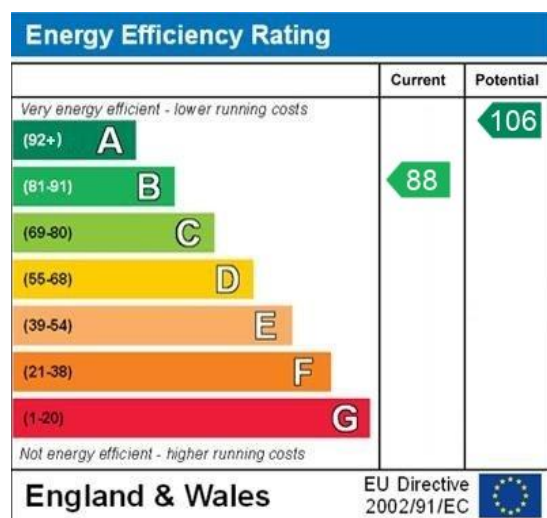
- Air source heat pump, low energy heating technology (underfloor to ground floor and radiators to upper floors)
- Security system.

### LOCAL AUTHORITY

North Lincolnshire Council

### TENURE Freehold

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684



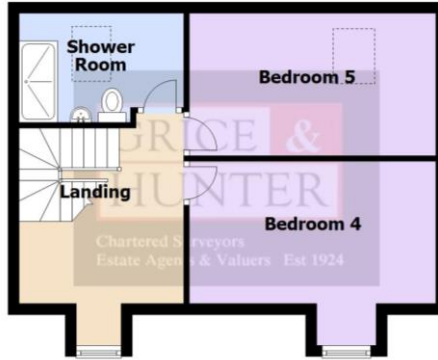
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## Second Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



## First Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



## Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



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