

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Hood Croft, Haxey, DN9 2FB

- A double fronted 4 Bedroom (En-Suite) Detached House built in 2002 • Attractively presented inside and out • 2 Reception rooms plus Study • Kitchen and separate Utility Room • Ground floor cloaks (wc) • Conservatory extension • Gas central heating and PVCu Double Glazing •
- Detached Garage •



£375,000 NO CHAIN



A modern family sized house maintained to a high standard with contemporary decor and manageable gardens. This house occupies a convenient central village location fronting Low Street with vehicular access off Hood Croft. Haxey includes a good selection of local facilities including Co-op food store, pubs, surgery, primary school etc. The well planned accommodation comprises: -

- Central reception hall with Cloakroom off
- Spacious Lounge
- Conservatory opening to garden terrace.
- Separate Dining Room and Study.
- Kitchen with modern range cooker.
- Separate Utility Room.
- Main Bedroom with En-suite and Dressing Room.
- 3 further Bedrooms.
- Large family Bathroom.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL with radiator, laminate flooring, spindled stair case off, under stairs storage cupboard.

CLOAKROOM with w/c, cabinet wash basin and radiator.

LOUNGE (5.96m x 3.88m) having substantial raised brick fireplace and gas with burning stove effect gas fire, front bay window and double doors to:-

CONSERVATORY (3.30mx 3.0m) being PVCu double glazed with exterior doors to garden.

DINING ROOM (3.27m x 3.26m) with radiator and laminate flooring.

STUDY (5.25m x 3.5m) with radiator.

KITCHEN (3.60m x 3.27m) including base and wall cabinets, 1 ½ bowl sink unit, multi oven range cooker with 5 ring induction hob with plate warmer and extractor fan over, housing for fridge/freezer, matching free standing side cabinet, vertical radiator. Rear garden outlook.

UTILITY (2.33m x 1.75m) plumbing for washer and dryer, storage cabinets, worktops, radiator, exterior door to rear garden, Ideal central heating boiler.

First Floor

LANDING with radiator and gallery over hall.

BEDROOM 1 (3.95m x 3.87m) with radiator, adjoining **DRESSING ROOM** (1.90m x 1.97m) with radiator.

EN-SUITE (1.9m x 1.77m) with shower cubicle, mermaid boarding, w/c and cabinet wash basin, towel radiator, tiled floor.

BEDROOM 2 (3.25m x 3.28m) including ladder access to roof space with light and decking. Radiator.

BEDROOM 3 (3.26m x 2.6m) with radiator.

BEDROOM 4 (3.26m x 2.3m) with radiator.

BATHROOM (3.23m x 1.77m) 'L' shaped shower bath with mermaid boarding, w/c, cabinet wash basin, towel radiator, tiled flooring.

OUTSIDE

Walled frontage to Low Street with gated entrance to the home front door. Vehicular access off Hood Croft with gated driveway entrance to the fully enclosed south facing rear garden including detached brick tiled **GARAGE**. Raised terrace for outside dining, easily managed lawn. Side bin storage area, outside tap.

SERVICES (not tested)

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

LOCAL AUTHORITY

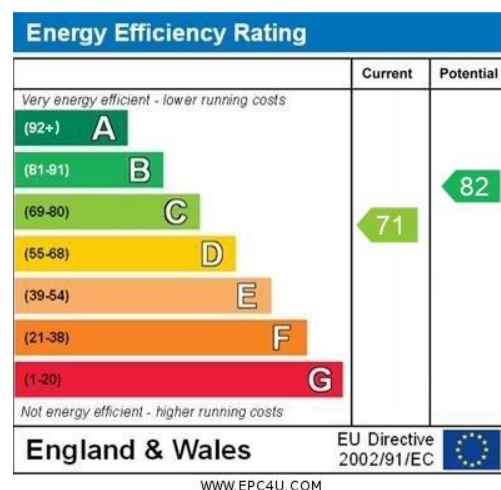
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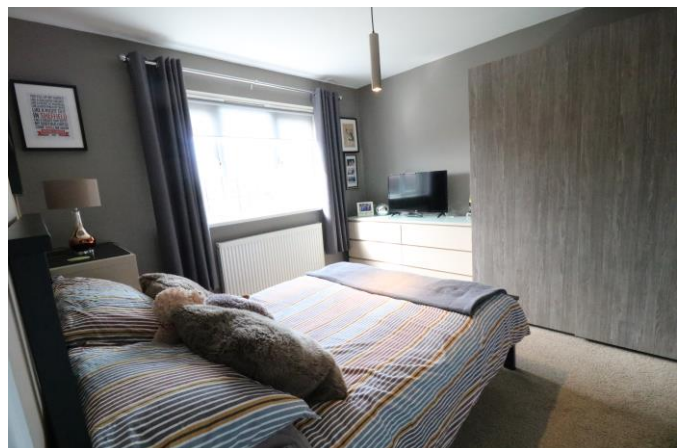
COUNCIL TAX Band 'E' (on-line enquiry)

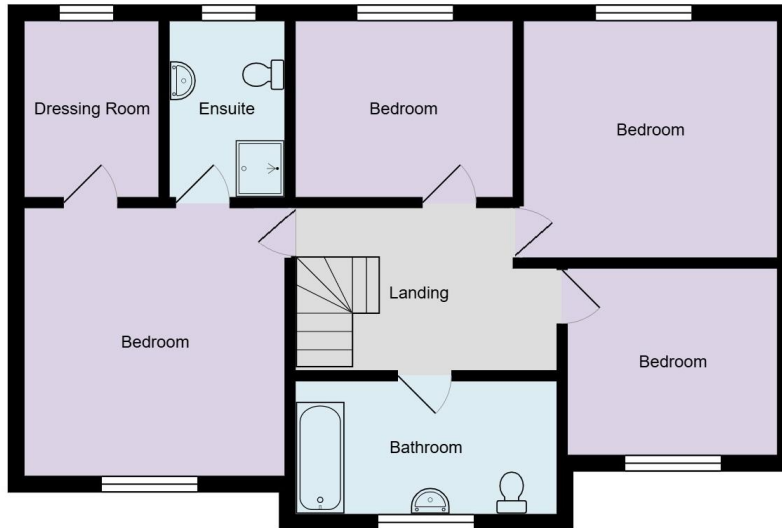
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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