

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

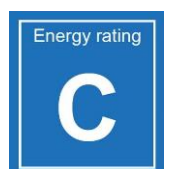


44 Haxey Lane, Haxey DN9 2NE

- A very good sized 3 Double Bedroom Detached Bungalow with extensive car parking • Gas central heating (boiler 12 months old) • PVCu Double Glazing • Replastered walls and ceilings •
- Conservatory • Sizable private rear garden •
- Garage •



£345,000



An individual and wide fronted Detached Bungalow occupying a non-estate location within this well regarded village which includes a good selection of local facilities including Co-op food store, surgery, pharmacy and pubs. The bungalow offers well presented accommodation with recently replastered walls/ceilings and replacement skirtings/architraves.

The property includes:-

- **Front entrance and reception hall**
- **Through Lounge/Dining Room**
- **Kitchen with Conservatory off**
- **3 Double Bedrooms**
- **Spacious Bathroom with 4-piece suite**
- **Car parking for multiple vehicles**

Accommodation (room sizes approx. only)

Open **PORCH** with lighting.

ENTRANCE HALL with PVCu panelled exterior door/window. Large built in storage cupboard. Covered radiator and double doors leading to the:-

LOUNGE/DINER (5.13m x 5.56m) front facing bow window, 2 radiators, rear garden outlook.

KITCHEN (3.60m x 2.66m) base and wall cabinets with stainless steel single drainer sink, integrated oven & 4 ring gas hob (newly installed February 2025), plumbing for washer and space for fridge freezer.

CONSERVATORY (3.50m x 3.90m) with doors to garden.

BEDROOM 1 (4.85m x 3.50m) with front facing bow window, radiator, extensive fitted and built in bedroom furniture including wardrobes and drawer units. Side facing window.

BEDROOM 2 (3.33m x 3.10m) with radiator and rear facing window.

BEDROOM 3 (2.30m x 2.78m) with radiator and rear garden outlook.

ATTRACTIVE BATHROOM (3.33m x 2.93m) good sized and including pedestal wash basin, large shower cubicle, low flush w/c and panelled bath. Wall tiling to dado height and radiator.

OUTSIDE

The bungalow occupies a generously proportioned plot with driveway entrance leading to an extensive tarmac parking area with space for multiples cars. **GARAGE** (5.60m x 2.80m) with light and power, loft storage space.

Enclosed rear garden, mainly lawned and with paved patio adjoining the bungalow. Additional access to the front of the property via the southern side of the bungalow.

SERVICES (not tested)

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

LOCAL AUTHORITY

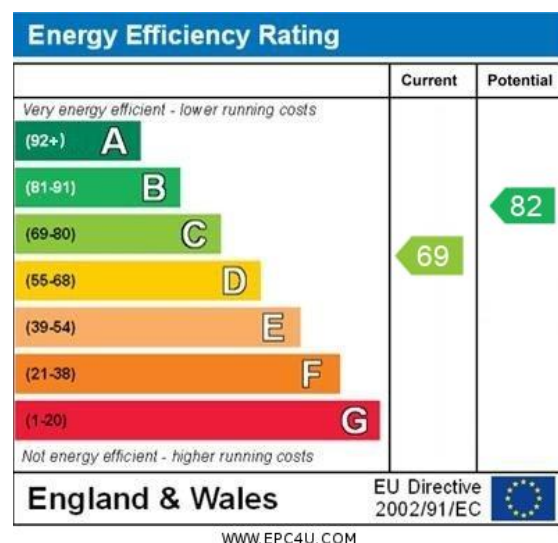
North Lincolnshire Council

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

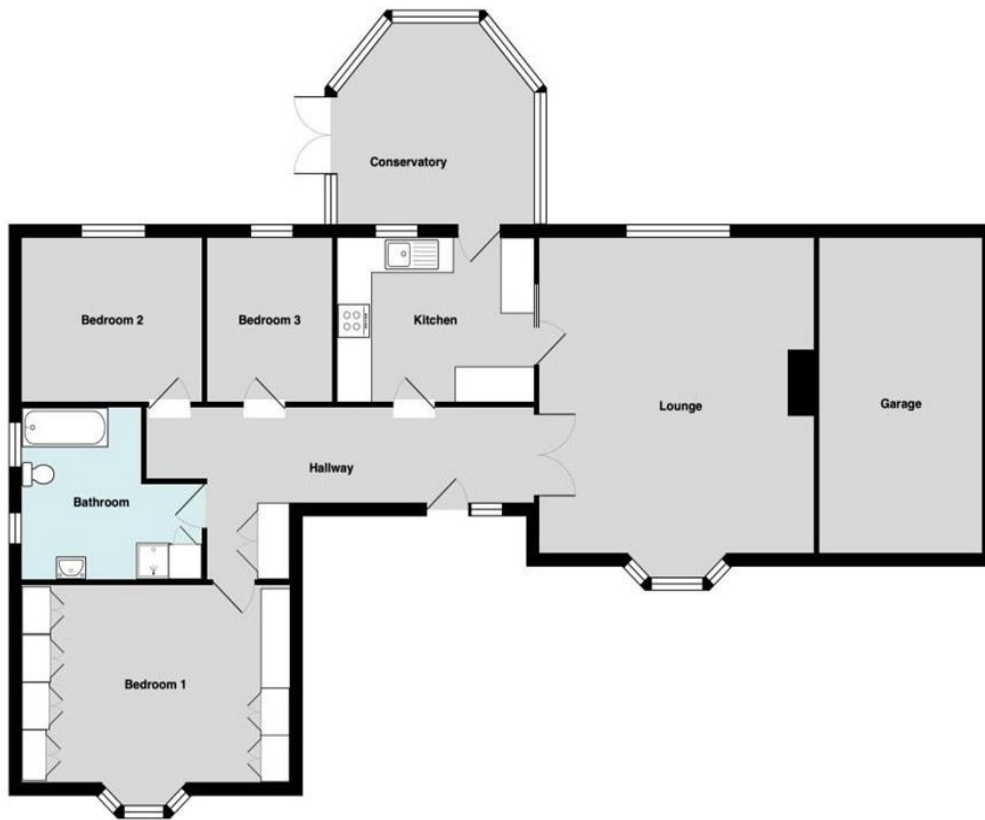
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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