

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 10 Eastmoor Villas, Haxey, DN9 2LH

- An extended and popular style of 3 Bedroom Semi Detached House in well regarded setting •
- Excellent sized Dining Kitchen, Lounge and ground floor 'Wet Room', Bathroom •
- First floor Cloakroom (wc) • Double Glazing • Deep gardens and Garage • Rural outlook to rear •



**£185,000 NO CHAIN**



Occupying a popular location on Epworth Road. This is a traditional style of semi detached house which benefits from a single storey extension to the rear. The property offers scope for updating and remodelling and boasts:-

- Replacement concrete tiled roof covering
- Double Glazing (part wood and part PVCu)
- Mature gardens
- Large Dining Kitchen
- Nicely set back from the road

**Accommodation** (room sizes approx. only)

**ENTRANCE HALL** with front facing external door, front and side facing windows and cloak hooks.

**LOUNGE** (4.90m x 3.34m) with front facing window, tiled fireplace with wooden surround and solid fuel back burner coal fire.

**BATHROOM** (2.60m x 1.73m min) with wet room floor and including wash basin, wc and Mira shower fitting. Radiator, Xpelair fan, side facing window and storage cupboard.

**DINING/KITCHEN** (5.8m x 4m)

**Dining area** with built in cloak cupboard and radiator.

**Kitchen area** with fitted units to 3 sides comprising stainless steel sink, worktops, and base and wall cabinets. Housing for free standing cooker, plumbing for washer and dishwasher and space for fridge freezer. Side and rear facing windows and external door.

**LANDING** with side facing windows.

**BEDROOM 1** (3.95m x 3.3m) with front garden outlook, fitted bedroom furniture including double wardrobe, bed side tables and matching bed head.

**BEDROOM 2** (3m x 2.7m) with rear garden outlook, airing cupboard with shelving and loft access.

**BEDROOM 3** (2.7m x 2.15m) with rear and side facing windows.

**CLOAKROOM** with pedestal wash basin, low flush wc, linen/storage cupboard and front and side facing window.

## OUTSIDE

Deep fronted lawned garden with shared access.

Good sized hedge enclosed rear garden including detached brick garage. Attached brick outside toilet and coal bunker.

## SERVICES (not tested)

- Mains water, electricity and drainage.
- Part solid fuel central heating to radiators.

## LOCAL AUTHORITY

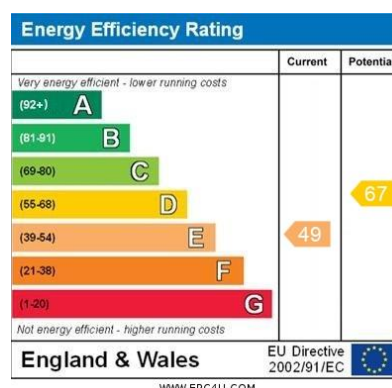
North Lincolnshire Council

**COUNCIL TAX** Band 'B' (on-line enquiry)

**TENURE** Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

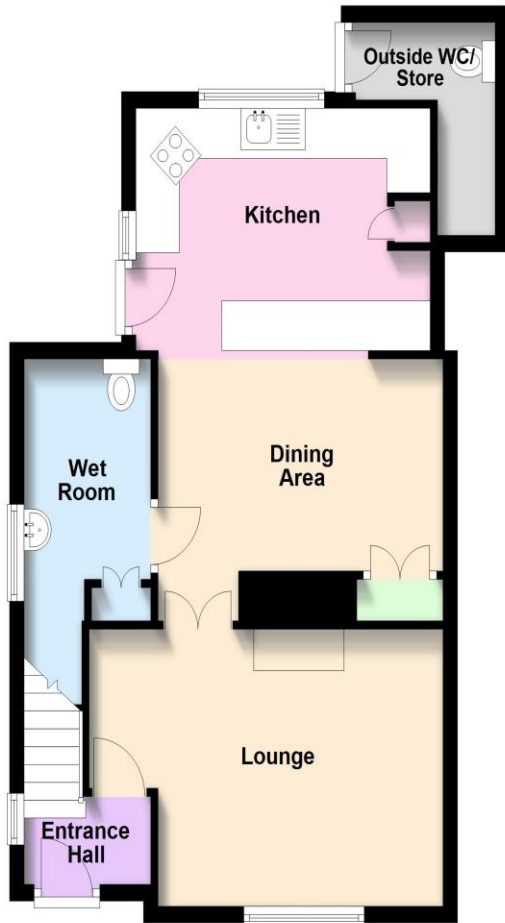






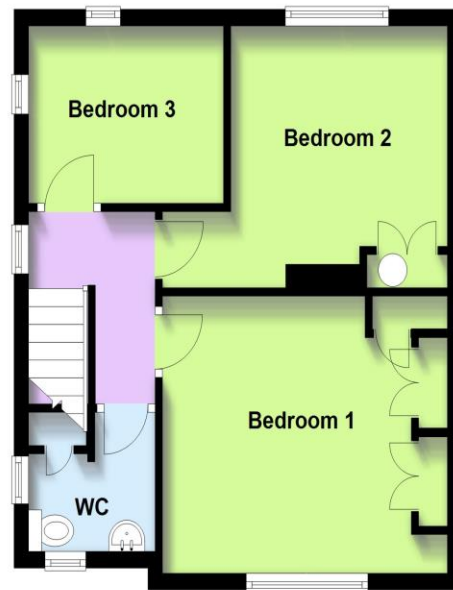
## Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 sq. feet)

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