

**GRICE &
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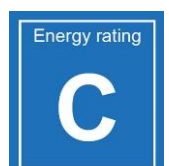


Studde Cottage, 1 Graizelound Fields Road, Haxey, DN9 2LN

- A Detached 2/3 Bedroom Dormer Bungalow on a generous plot
- Spacious Lounge
- Separate Dining Room/Bedroom 3/Study
- Breakfast Kitchen and ground floor Bathroom
- 2 double first floor Bedrooms and Cloakroom (wc)
- Gas Central Heating and PVCu Double Glazing
- Garage
- Potential to extend and/or remodel layout (subject to planning)



£229,950 NO CHAIN



Description

An individual detached property offering well proportioned and manageable sized accommodation with scope for general upgrading and possible enlargement (subject to planning). The property is located at the Low Street end of Graizelound Fields Road within this well regarded village having the benefit of a range of facilities including Co-Op Food store, Surgery, Primary School, Village Hall, Hairdressers, Convenience Store, etc.

Haxey lies only 3 miles south of the small town of Epworth which includes an excellent range of amenities and junction 2 of the M180 is only about 6 miles to the north.

Accommodation (room sizes approx. only)

Ground Floor

Front Entrance HALL with radiator, understairs storage cupboard and PVCu exterior door.

LOUNGE (6.65m x 3.62m) a good sized through room with PVCu double glazed windows to front and side, radiator and decorative brick fireplace.

BEDROOM 3/DINING ROOM/STUDY (3.64m x 2.4m) with radiator and front facing PVCu double glazed window.

Breakfasting KITCHEN (4.11m x 3.64m) including fitted base and wall cupboards having work tops, stainless steel sink, radiator, combi boiler and rear facing PVCu double glazed window, plumbing for automatic washer and provision for gas cooker. Side entrance door.

BATHROOM (2.38m x 2.13m) being fully tiled to walls and including a 4 piece suite comprising bath, wash basin, wc and shower cubicle. Radiator and PVCu double glazing.

First Floor

BEDROOM 1 (3.65m x 4.0m) with radiator, front and side PVCu double glazed windows and access to walk in eaves storage space.

BEDROOM 2 (3.65m x 4.0m) with radiator, PVCu double glazed window and eaves storage.

CLOAKROOM (1.75m x 0.77m) with PVCu double glazed window, wc and washbasin. Radiator.

OUTSIDE

Studde Cottage has extensive frontage with brick boundary walling, pedestrian access to the front entrance and driveway parking space for several cars.

Attached single brick Garage (5.6m x 3.0m) with up and over door and rear door.

Detached brick and tile outhouse (6.2m x 2.5m) with potential for conversion to studio – subject to any necessary planning consent.

Side and rear gardens.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating from combination boiler.

Broadband connection available.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

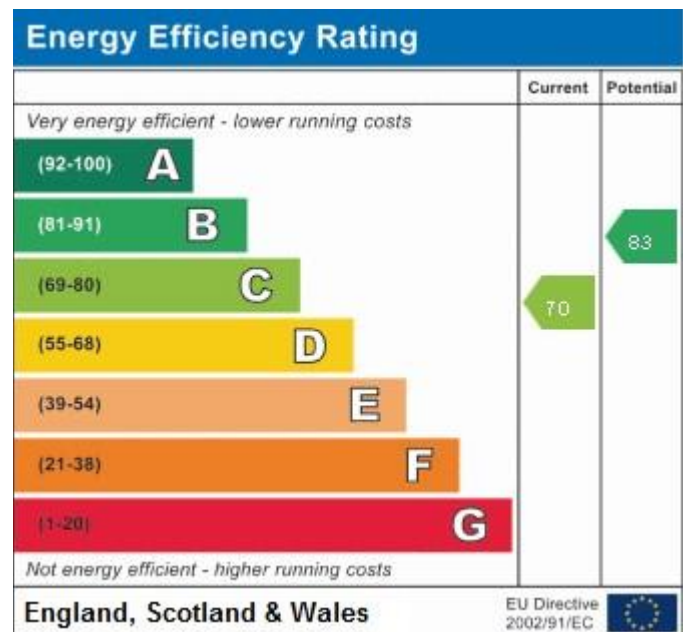
Band 'C' (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

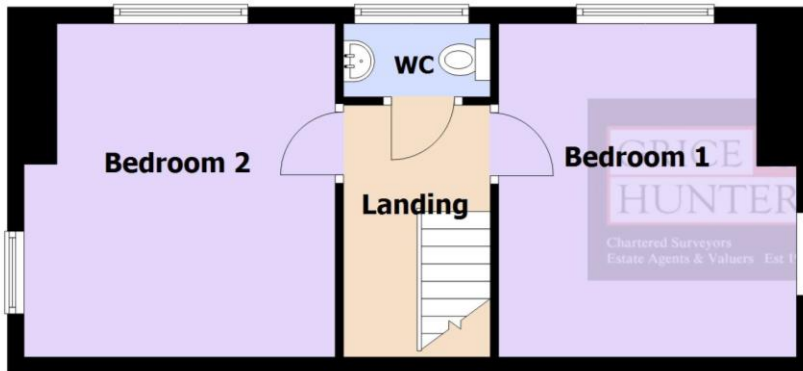
Strictly by prior appointment through Grice & Hunter 01427 873684





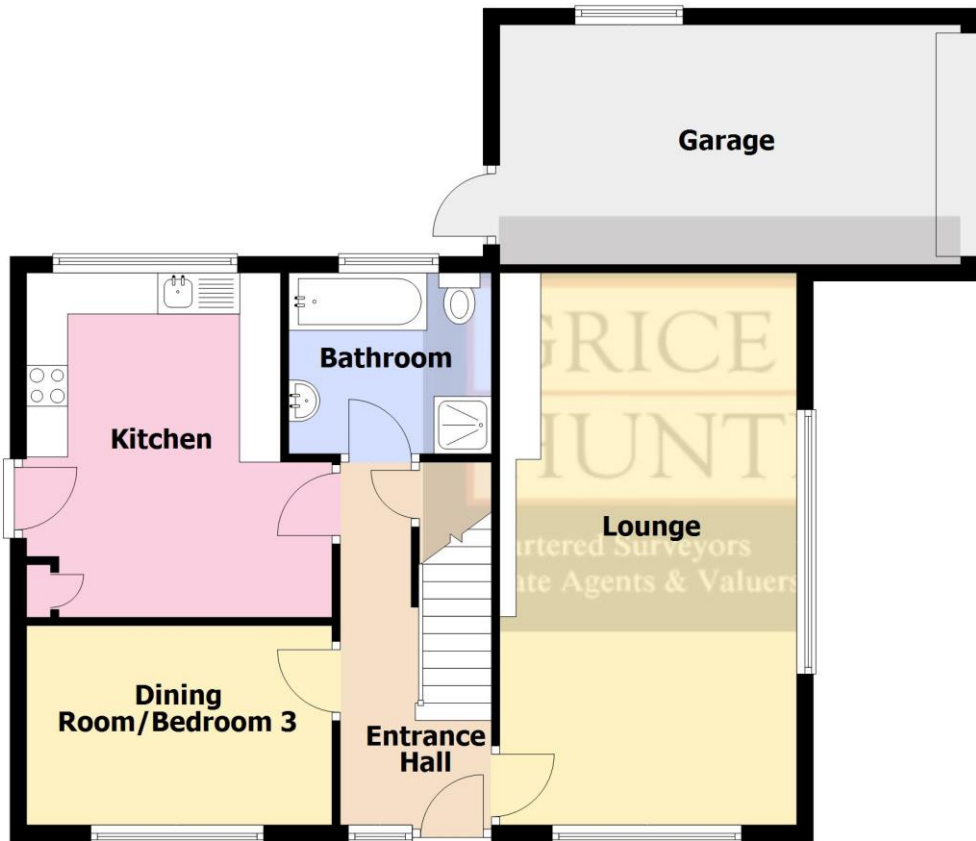
First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Ground Floor

Approx. 79.5 sq. metres (856.2 sq. feet)



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