

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Great Gables, 2 Mill Lane Westwoodside DN9 2AF

- Beautifully appointed and quite stunning 3 Bed, En-suite Bungalow
- Gorgeous and enjoyable mature gardens
- Prime Mill Lane location
- Multi car parking
- Fully fitted Kitchen Diner
- Stylish main Bathroom and luxurious En-suite
- Gas central heating
- PVC double glazing



**£450,000**



**Westwoodside** is a well-served village community (part of the parish of Haxey) with good local amenities and facilities only 12 miles Doncaster, 4 miles Epworth, 6 miles M180 junction 2.

Accommodation (room sizes approx. only)

### Porched front Entrance

**RECEPTION HALL** porcelain tile floor, covered radiator, natural oak internal doors leading off, Hall cupboard and linen cupboard.

**LOUNGE** (4.4m x 4.9m) front and side (south) outlooks, radiator, wall mounted tv provision, chimney breast and hearth with recessed low KW wood burner stove.

**Elegant KITCHEN/DINER** (6.4m x 4.2m) tiled floor, contrasting units in whisper grey, black sparkle quartz tops including breakfasting island, sink and mixer tap, side south windows outlook, eye level double oven, 5 burner gas hob, canopied fan, wine chiller, dish washer, multi down lights, radiator, double door from Hall and access to:-

**UTILITY ROOM** (1.6m x 3.7m) tiled floor, external door, base and tall cupboards, provision for washing machine, sink and mixer tap, central heating boiler, radiator etc.

**SNUG LOUNGE/BEDROOM 3** (3m x 3m) laminate floor, radiator, tv point, double doors (with blinds) opening to gorgeous garden and terrace.

**Front BEDROOM** (3.7m x 3.2m) laminate floor, window blind, radiator and twin double wardrobes with mirrored doors.

**Rear MAIN BEDROOM and EN-SUITE** (3.2m x 4.1m) laminate floor, lovely garden outlook, radiator, wall mounted tv provision and luxurious **En-suite** (2m x 2.6m) with skylight window, tiled finishes, door less entry double cubicle rain shower, wc, wide profile wash basin and mixer tap in vanity unit, mirror, towel radiator, down lights and fan.

**Re-modelled BATHROOM** (2.1m x 3.1m max) oval bath with hand spray and column mixer tap, wc, wash basin in vanity unit, mirror with light over, vintage radiator, down lights, fan etc.

### OUTSIDE

Lovely front lawn and flower garden with surfaced drive and turning area. Light and water tap. Half Garage/store. Covered parking. Log store.

All round secure gated access to gorgeous rear garden with outdoor dining terrace (west facing) overlooking lawn and beautifully tended mature and varied borders. Archway and trellis to private lawn with **garden store** and ornamental hard and soft plantings, quiet patio and fruit and vegetable area beyond.

### SERVICES (not tested)

All mains services  
Gas central heating to radiators.

### LOCAL AUTHORITY

North Lincolnshire Council

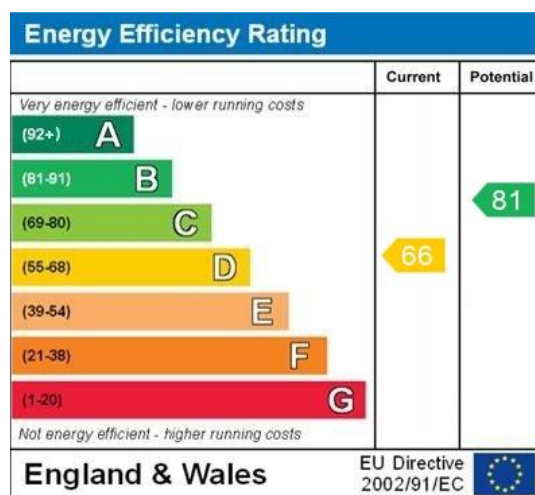
**COUNCIL TAX** Band 'D' (on-line enquiry)

### TENURE

Freehold assumed.

### VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684





Great Gable, 2, Mill Lane, Westwoodside, DN9 2AF



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