

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

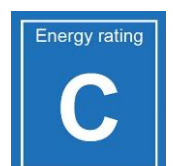


1a Granary Croft, Haxey, DN9 2JZ

- An outstanding 4 Bedroom (En-Suite) detached property with Garden Room extension and south facing rear garden •
- Delightfully presented throughout • Superb Dining Kitchen, through Lounge and separate Sitting or Dining Room •
- Double width driveway and Detached Double Garage • Gas Central Heating • PVCu Double Glazing •
- Highly recommended • No forward Chain •



£410,000 NO CHAIN



A detached house offering first class accommodation maintained and presented to an exceptional standard and comprising.

- **Reception Hall with Cloakroom off**
- **Through Lounge with wood burning stove**
- **Fantastic Dining Kitchen**
- **Garden Room with bi-fold doors to south facing garden**
- **Additional separate Sitting or Dining Room**
- **Main Bedroom with En-Suite**
- **3 further Bedroom**
- **Family Bathroom**
- **Wonderful private rear garden with porcelain tiled terrace**
- **Wide/long driveway**
- **Detached Double Garage with electric door**

Accommodation (room sizes approx. only)

Ground Floor

Canopied open porch to

RECEPTION HALL with composite external door, radiator, cupboard and understairs storage cupboard.

CLOAKROOM with cabinet wash basin, wc and towel radiator.

LOUNGE (5.50m x 4.32m) with front facing bay window, fireplace with raised hearth wood burning stove, 2 radiator and PVCu double glazed patio doors to the garden.

SITTING/DINING ROOM (4.7mx 3.2m) Twin aspect room with radiator.

DINING KITCHEN (5.34m x 3.57m) including base and wall cabinets to three sides with 1 ½ bowl sink, island preparation/storage unit, integrated dishwasher, housing for American fridge freezer, Belling multi oven/gas hob range cooker, radiator and plumbing for automatic washer.

GARDEN ROOM (5.25m x 3.5m) with tiled flooring (extending in to the Kitchen), radiator, lantern roof light and bi-fold doors leading to the garden and additional side patio doors.

First Floor

LANDING with office/study area, large airing cupboard and Velux roof light.

BEDROOM 1 (4.3m x 2.87m including wardrobes) with built in full width wardrobes and radiator.

EN-SUITE (2.12m x 1.4m) with wc, wash basin and shower. Towel radiator and Velux roof light.

BEDROOM 2 (3.82m x 3.2m including wardrobe) with full length built in wardrobe and radiator.

BEDROOM 3 (3.6m x 2.35m) with sloping ceiling and radiator.

BEDROOM 4 (2.8m x 2.57m with sloping ceiling and radiator.

BATHROOM (2.55mx 1.96m) fully tiled to walls and comprising bath with tap shower fitting, separate shower cubicle, wc and wash basin. Towel radiator.

OUTSIDE

Brick and railing to frontage with double width block paved driveway for several cars in front of:-

Detached DOUBLE GARAGE (5.2m x 5.0m) brick and tiled with electric doors and side door to the garden.

Rear south facing wall enclosed garden with artificial turf, extensive porcelain tiled terrace, electronic awning with mood lighting. Secluded garden shed and store. Outside lighting and water tap.

SERVICES (not tested)

- Mains, water, electricity, drainage and gas
- Gas central heating to radiators.
- Camera security system (DMSS)
- Alarm

LOCAL AUTHORITY

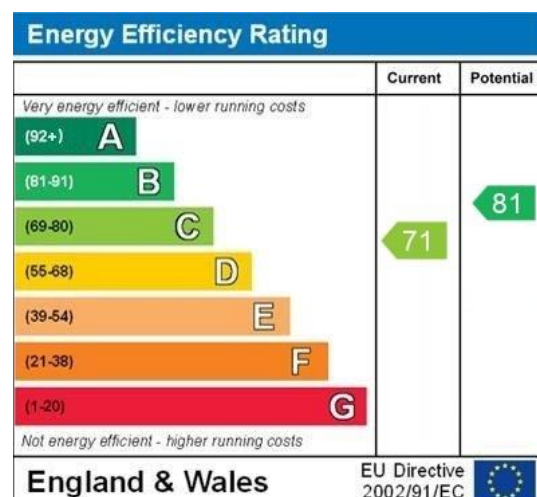
North Lincolnshire Council

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

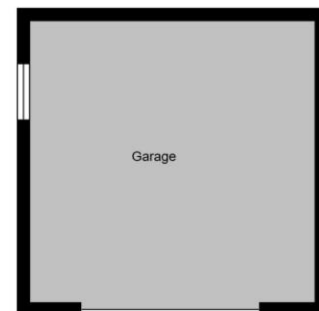
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684







**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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