



**8 Hunters Croft,  
Haxey, DN9 2NX**

• A semi-detached bungalow situated in a quiet cul-de-sac offered with no onward chain and vacant possession. Beautifully presented throughout the property briefly comprises an open-plan living and dining area, inner hallway, kitchen, a principal bedroom with en-suite and a family bathroom. To the upper level, there are two further bedrooms, including one with a walk-in dressing room. To the front a block-paved driveway provides off-road parking and extends to the side of the property, secured by two high double gates. The rear and side gardens are designed for low maintenance, featuring patio areas with steps leading to additional seating spaces, a wooden shed, and enclosed by timber fencing. Additional benefits include external feature lighting and an outdoor tap.

☎ Contact Agents to arrange a viewing! •

• 3-bedroom semi detached Dorma bungalow - Open plan dining living room - Inner hallway / Kitchen / 3 bedrooms - Ensuite / Dressing room / Bathroom - Driveway with parking - Lovely maintenance free garden - Good local amenities •

**Price Region: £260,000**

**Now Reduced To: £255,000**

**SEMI-DETACHED BUNGALOW**

**OPEN PLAN DINING LIVING ROOM 21' 0" x 19' 8" (6.406m x 5.999m)** Entrance door and a range of front and side facing windows opening into a spacious open plan area with tiled flooring. Recess with beam mantel and electric fire. Television point. Radiators.

Staircase leading to first floor landing.

Archway gives access to:



**INNER HALLWAY** Built-in storage. Tiled floor. Ceiling spotlights. Radiator.



**BATHROOM** Side facing windows. Vanity sink unit with drawers under and vanity mirror and light above. WC and free-standing bath with mixer tap and hand shower. Tiled floor. Vertical heated towel rail. Radiator. Ceiling downlights.



**KITCHEN 12' 6" x 9' 2" (3.824m x 2.796m)** Rear facing French doors opening onto the patio areas. A range of modern base and wall units with display shelving. Worktop extending to single bowl drainer with mixer taps and splash backs. Concealed lights. Bosch 4 ring gas hob with extractor fan above and built in Bosch oven and microwave. Integral dishwasher and washing machine. Provision for fridge freezer. Tiled floor. Vertical radiator. Ceiling spotlights.



**BEDROOM 1 11' 8" x 10' 1" (3.577m x 3.096m)** Rear facing window overlooking patio area. Television point. Laminate flooring. Radiator.



**ENSUITE** WC and hand wash basin with vanity cabinet above and mirror and light. Walk-in shower cubicle with rain and hand shower. Laminate flooring. Additional corner mirrored vanity cabinet. Feature wall and splash back. Vertical towel rail. Ceiling downlights.



**FIRST FLOOR LANDING** With ceiling downlights and an additional light tunnel walk-in storage room with power and radiator.

**BEDROOM 2 13' 2" x 11' 5" (4.024m x 3.502m)** Velux and rear facing window. Ceiling downlights. Radiator.



**WALK IN DRESSING ROOM** Velux window. Ample hanging and display shelving with drawers, cupboards and display top. Laminate flooring.



**BEDROOM 3 13' 1" x 11' 6" (4.008m x 3.506m)** Velux and front facing arched window. Laminate flooring. Ceiling downlights. Radiator.



**OUTSIDE** To the front a block-paved driveway provides off-road parking and extends to the side of the property, secured by two high double gates. The rear and side gardens are designed for low maintenance, featuring patio areas with steps leading to additional seating spaces, a wooden shed, and enclosed by timber fencing. Additional benefits include external feature lighting and an outdoor tap.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: B

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236