



**9 Akeferry Road,  
Westwoodside, DN9 2DX**

- Three-bedroom detached bungalow with single garage located in the lovely village of Westwoodside offering versatile family living. Briefly comprising reception hallway, living room, three bedrooms one with ensuite, kitchen and family shower room with WC and handbasin. To the front of the property there is a low brick wall boundary and gate leading to the lawned garden and driveway all enclosed by a wooden and hedge boundary. The driveway leads to the detached single garage. There is a gate to the side of the property that leads to the rear private garden with a lovely patio area and lawned garden with established trees and shrubs. Viewing is essential to appreciate this beautifully presented accommodation. •
- 3 bedroom detached bungalow – Located in the village of Westwoodside - Reception Hall / Living room - Kitchen-/ 3 bedrooms / Ensuite / Shower room/ Gardens to front and rear - Patio area / Single garage•

**RECENTLY REDUCED - Offers over: £299,000**



**DETACHED BUNGALOW**

**RECEPTION HALL** Entrance door with glass side screens. Loft access. Radiator.



**LIVING ROOM 17' 1" x 13' 10" (5.22m x 4.22m)** Triple aspect window making the room incredibly light and bright! Living flame gas fire with stone fireplace surround. Oak flooring. Television point. Radiators.



**BEDROOM 1 19' 7" x 9' 0" (5.98m x 2.76m)** Rear facing windows overlooking garden. Oak flooring. Radiators.



**ENSUITE 7' 9" x 4' 7" (2.38m x 1.40m)** Front facing window. Double shower cubicle. Low level WC and vanity sink unit with drawers under. Tiled walls and floor. Ceiling spotlights. Heated towel rail.



**BEDROOM 2 9' 6" x 8' 1" (2.92m x 2.48m)** Rear facing French doors to garden. Oak flooring. Television point. Radiator.



**BEDROOM 3 12' 2" x 9' 4" (3.72m x 2.86m)** Front facing window. Fitted wardrobes with overhead cupboards. Oak flooring. Radiator.



**KITCHEN 12' 2" x 9' 10" (3.72m x 3.00m)** Rear facing window overlooking garden. Base and wall cupboards with drawers and large storage. Worktop incorporating one and half porcelain single drainer sink with mixer taps. Four ring gas hob with extractor fan above. Built in Hotpoint high level oven and separate grill. Integrated dishwasher and provision for white goods. Tiled floor. Ceiling spotlights. Radiator.



**SHOWER ROOM 6' 5" x 5' 6" (1.96m x 1.68m)** High level side facing window. Vanity sink unit and WC. Shower cubicle. Tiled walls and floor. Heated towel rail.



**OUTSIDE** To the front of the property there is ample off-street parking with a gravelled driveway that leads to the detached garage. There is a lawned front garden with shrubs all enclosed by a wooden and hedged boundary. To the rear of the property there is a lovely patio area and lawned garden with established trees and shrubs all enclosed by a wooden fenced boundary. Outside tap and lights.



**FLOOR PLAN TO GO HERE**

**SERVICES:** Mains water, electricity, drainage, and gas  
**LOCAL AUTHORITY:** North Lincolnshire Council  
**COUNCIL TAX:** Band:  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236