

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 12 Mowbray Close, Haxey, DN9 2JY

- A very well kept and extended (en-suite) Detached Bungalow • 2 ground floor Bedrooms
- First floor Bedroom or Hobbies Room • Spacious through Lounge • Attractive Kitchen •
- Ground floor Bathroom • Double Glazing • Detached Garage •
- Gas Central Heating •



**£210,000 NO CHAIN**



A popular style of Detached Bungalow having originally been built around 1990 and with the benefit of larger than average accommodation including an extension. The well maintained property includes: -

- Through Lounge/Dining Room
- Well fitted Kitchen
- Main Bedroom with Garden Lounge/Dressing Area and En-suite
- Second ground floor Bedroom
- Ground floor Bathroom
- Large first floor Hobbies Room or 3<sup>rd</sup> Bedroom
- Detached brick and tiled Garage
- Long Driveway

**Accommodation** (room sizes approx. only)

### Ground Floor

**ENTRANCE HALL** with PVCu double glazed front door, radiator and laminate flooring.

**LOUNGE/DINING** (5.95m x 2.96m) a through room with PVCu double glazed bay window to front, decorative fireplace with gas fire, 2 radiators and sliding patio doors to rear garden. Staircase off to first floor.

**KITCHEN** (3.0m x 2.36m) with good range of white cabinets including base and wall storage cupboards, contrasting worktops, tall larder unit, stainless steel single drainer sink, integral single oven, 4 ring gas hob with extractor fan over. Plumbing for automatic washer, space for fridge freezer, tiled flooring and PVCu double glazed window and door to rear garden.

### MAIN BEDROOM SUITE

**Bedroom Area** (3.58m x 3.0m) with extensive modern fitted furniture including wardrobes, drawers and open shelved storage, side facing PVC window.

**Lounge/Dressing Area** (2.40m x 2.18m) PVCu double glazing french window to rear garden area and 2 radiators.

**EN-SUITE SHOWER ROOM** (2.20m x 0.75m) fully tiled with shower cubicle, toilet, towel radiator, radiator and electric blow heater.

**BEDROOM 2** (3.00m x 2.75m) with radiator and front facing window.

**BATHROOM** (1.70m x 1.65m) part tiled to walls with white suite including panelled bath, pedestal

wash basin and toilet. Radiator, laminate flooring and PVCu double glazed window.

### First Floor

**LANDING** with access to eaves storage.

**BEDROOM 3/HOBBIRS ROOM** (6.75m x 3.15m) with 2 radiators, timber double glazed gable window, timber double glazed velux roof light and access to eaves storage space.

### OUTSIDE

Private enclosed rear garden, mainly lawned with patio area. Side access to front garden, gated access to Driveway, external lighting and water tap. **GARAGE** (5.80m x 2.80m) with light and power, PVCu double glazed window and double doors to front.

Open plan front garden with central paved path to main entrance.

### SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

### LOCAL AUTHORITY

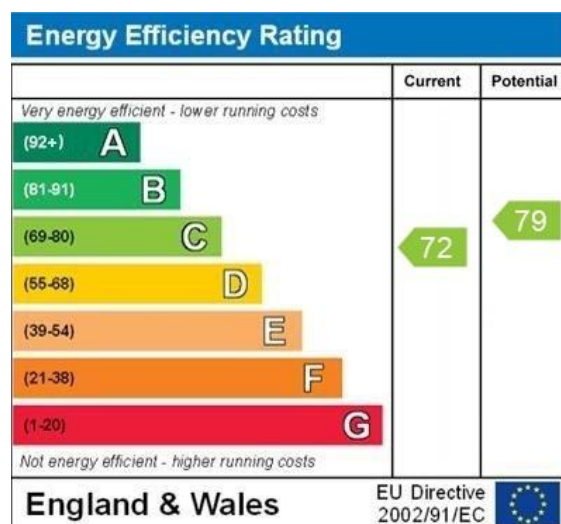
North Lincolnshire Council

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

**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

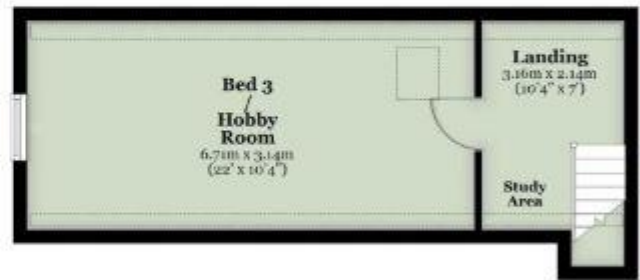




### Ground Floor



### First Floor



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