



42 Haxey Lane, Haxey – DN9 2NE

Doncaster

Offers in Region of £295,000

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Haxey, Doncaster

Beautifully renovated 2/3-bed detached bungalow in sought-after Haxey. Modern kitchen, large garage, private garden, flexible layout, move-in ready, off-road parking. Early viewing advised. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Presented 2/3 Bedroom Detached Bungalow
- Extensively Improved Throughout Including Rewire, New Windows & Doors, Kitchen Extension and Full Redecoration
- Spacious Front-Facing Lounge with Feature Log Burner and Views Across the Cricket Field
- Stunning Extended Kitchen/Dining Room with Integrated Appliances and French Doors to the Garden
- Two Generous Double Bedrooms Including Dressing Room to Bedroom One with Potential to Reinstate a Third Bedroom
- Private Landscaped Rear Garden with Patio Area, Mature Borders and Fruit Trees
- Ample Off-Road Parking, Exceptionally Large Garage and Sought-After Village Location



Introducing this beautifully presented and exceptionally well-maintained 2/3-bedroom detached bungalow, offering flexible accommodation and situated in the highly sought-after semi-rural village of Haxey. Having undergone significant improvements and renovations over the years, including replacement windows and doors throughout, a kitchen extension, electrical rewire, and complete redecoration, this attractive home is presented to a high standard and is ready for immediate occupation.

Boasting stylish modern interiors, generous off-road parking, an exceptionally large garage, and a private rear garden, this is a rare opportunity to acquire a move-in-ready bungalow in a desirable village setting.

Upon entering the property, you are welcomed by a spacious entrance hallway complete with valuable built-in storage.

The bright and inviting front-facing lounge features an attractive log-burning stove and a large bay window, flooding the room with natural light while enjoying pleasant views across the local cricket field.

The impressive extended kitchen/dining room is fitted with a high-quality modern kitchen and a range of integrated appliances, including an electric oven and hob with extractor hood, fridge/freezer, and washing machine. The boiler is also located within the kitchen and has been regularly serviced and maintained, including a full power flush completed in 2025. The spacious dining area benefits from French doors opening onto the rear garden, creating an ideal space for indoor-outdoor entertaining, while a separate UPVC side door provides additional convenient access.

The property offers flexible accommodation with two generously sized rear-facing double bedrooms. Bedroom One benefits from an adjoining dressing room, which was formerly Bedroom Three and could easily be reinstated as a separate single bedroom, creating a three-bedroom layout if required.

Both bedrooms are served by a contemporary family shower room, fitted with a walk-in shower, wash hand basin, and WC. Access to the partially boarded loft space, which houses the hot water tank, is also available from the bathroom.

Externally, the property enjoys a beautifully maintained and private rear garden, featuring a manicured lawn, patio seating area, mature planted borders, and a selection of established fruit trees. Outdoor power sockets and a water supply provide additional practicality and convenience.

To the front, the property provides off-road parking for up to three vehicles and benefits from an exceptionally large garage, offering excellent storage, workshop space, or potential for a variety of uses.

Haxey is a thriving and welcoming village with a strong community spirit, offering an excellent range of local amenities including a Co-op food store, GP surgery, pharmacy, and a selection of well-regarded pubs. The village also provides convenient access to surrounding towns and countryside, making it an ideal location for those seeking a balance of rural charm and everyday convenience.

Early viewing is highly recommended to fully appreciate the quality, space, and versatility this superb bungalow has to offer.













- **Bungalow Total 66sqm**
- **Total including garage 89 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.