



**37 Low Street,
Haxey, DN9 2LE**

- A wonderful 3 bedroom semi-detached with excellent local amenities & schools. Briefly comprising canopied entrance, hallway, WC, living room, study & dining kitchen. Upstairs split-level landing with 3 bedrooms & bathroom. Externally the property is accessed via a shared driveway which opens into a substantial private parking area suitable for vehicles/motorhome/caravan. To the front a low brick boundary wall with gated access frames a garden area with shrubs & pathway to the entrance. A large, detached garage with an electric door complemented by a useful adjoining brick-built garden/tool room with windows. The outdoor space with additional patio area accessed via a gated entrance & arched gateway leads to the private secret rear garden. This beautifully maintained cottage-style garden is a true highlight-featuring a lawn, raised beds, established shrubs, small trees & multiple patio areas all enclosed by a mix of wall, hedging & fencing. It is a genuine haven for gardening enthusiasts! •
- Three-bedroom semi-detached house - Hallway / WC / Living room - Study / Dining Kitchen - Landing with three bedrooms - Family bathroom - Driveway & garage - Excellent local amenities •

Price Region: £265,000

NOW REDUCED TO: £255,000

SEMI-DETACHED HOUSE

ENTRANCE DOOR: Canopied entrance door leading into the hallway with wooden floor. Floor to ceiling cupboards. Staircase to the first-floor landing with 3 bedrooms and bathroom. Radiator.

CLOAKROOM: Vanity sink unit with cupboard under and display top incorporating WC. Built-in storage cupboard. Ceiling spotlights. Heated towel rail.

LIVING ROOM: 12' 3" x 11' 5" (3.741m x 3.487m) Rear facing window. Brick recess with stone hearth and cast iron multi stove. Recess with base cupboards and display shelving. Television point. Radiator.



STUDY: 11' 7" x 6' 8" (3.546m x 2.033m) Double aspect windows. Radiator.



PERSONAL DOOR INTO: - Entrance porch. Side facing window and door. Wooden floor.

DINING KITCHEN: 13' 10" x 11' 9" (4.227m x 3.585m) Front facing bay window. A range of fitted base and wall units, floor to ceiling larder and drawers. Worktop incorporating a tiled recess with 4 ring double oven with extractor fan. Worktop incorporating a stainless steel one and half bowl single drainer sink with hot tap. Dishwasher/Washing machine/fridge freezer. Under floor heating. Ceiling spotlights. Speakers with stereo.



LANDING: Split level with rear facing window. Loft access. Radiator.

BEDROOM 1: 11' 7" x 11' 0" (3.533m x 3.370m) Front facing window with wooden shutters. Ornamental fireplace. Television point. Radiator.



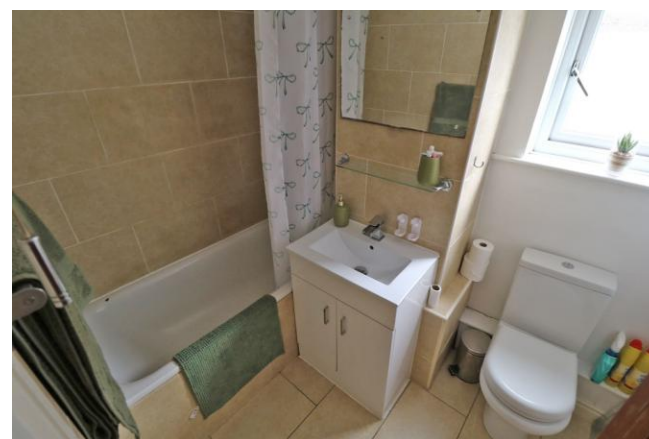
BEDROOM 2: 11' 10" x 7' 4" (3.622m x 2.258m) Front facing window. Radiator.



BEDROOM 3: 12' 3" x 8' 3" (3.754m x 2.534m) Rear facing window with wooden shutters. Radiator.



BATHROOM: 7' 2" x 5' 5" (2.197m x 1.653m) Vanity sink unit and WC. Bath with shower over. Partially tiled walls. Tiled floor. Radiator.



OUTSIDE: Externally the property is accessed via a shared driveway which opens into a substantial private parking area suitable for multiple vehicles, including a motorhome or caravan. To the front, a low brick boundary wall with gated access frames a charming garden area with shrubs and a pathway to the entrance. A large, detached garage with an electric door, complemented by a useful adjoining brick-built garden/tool room with windows. The outdoor space continues to impress with an additional patio area accessed via a gated entrance and an arched gateway leading to the private secret rear garden. This beautifully maintained, cottage-style garden is a true highlight- featuring a lawn, raised beds, established shrubs, small trees and multiple patio areas all enclosed by a mix of wall, hedging, and fencing. It is a genuine haven for gardening enthusiasts. Further benefits include outside lighting and a water tap.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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