

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



The Willows, 19 Thinholme Lane, Westwoodside, DN9 2DY

- A good sized Detached dormer Bungalow • 3/4 Bedrooms • Excelled modern Kitchen • 2 Bathrooms • Spacious Lounge/Diner • Conservatory • Gas Central Heating • Double Glazing
- Garage with electric door • Village fringe location with open countryside to the rear •



£ 275,000 NO CHAIN



The Willows is located on the edge of the village being convenient for local rural walks and also for the local facilities within Westwoodside. This generously proportioned property includes:

- Superb fitted Kitchen
- Separate Utility with matching units
- Lounge with Dining area off
- Ground floor Shower Room
- Bedroom 4/Study leading to Conservatory
- 2 first floor Bedrooms
- First floor Bathroom

Accommodation (room sizes approx. only)

Ground Floor

Side Entrance HALL with composite exterior door, radiators and stairs leading off.

DINING AREA (2.96m x 2.86m) side arch window and covered radiator.

LOUNGE (6.22m x 3.16m) front bow window and side window, radiator and decorative fireplace.

KITCHEN (5.2m x 3.0m) wall and base units, double oven, 5 ring gas hob with extractor above, stainless steel sink unit, fridge, freezer, breakfast bar, vertical radiator and rear facing window.

UTILITY (2.5m x 1.48m) with units matching the kitchen, larder cupboard, worktop, space for washer and dryer, gas central heating boiler, door to integral Garage and composite exterior door.

BEDROOM 4/STUDY (2.67m x 2.55m) with radiation and doors to:

CONSERVATORY (4.1m x 3.6m)

BEDROOM 3 (3.53m x 2.66m) with radiator.

SHOWER ROOM (1.65m x 1.44m) fully tiled, shower cubicle, toilet and wash basin. Towel radiator and tiled floor.

First Floor

LANDING with eaves storage cupboards.

BEDROOM 1 (3.53m x 3.71m) rear facing window and radiator.

BATHROOM (2.85m x 2.15m) tiled walls, corner bath, toilet, wash basin and shower cubicle.

BEDROOM 2 (3.62m x 3.17m) front facing window and radiator.

OUTSIDE

Front garden with block paved driveway and parking space in front of the **GARAGE** (5.5m x 3.5m) with electric roller door.

Side gated access to rear garden with patio, decked area, greenhouse, shed and lawn. Open view to rear.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

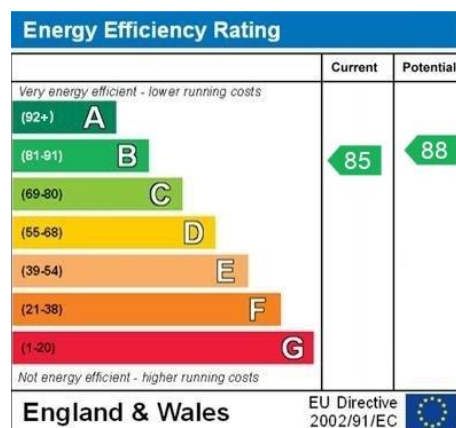
TENURE Freehold.

NOTE

The property has solar panels on a rent a roof scheme.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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