



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

- A good sized Detached dormer Bungalow • 3/4 Bedrooms • Excellent 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 •

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)

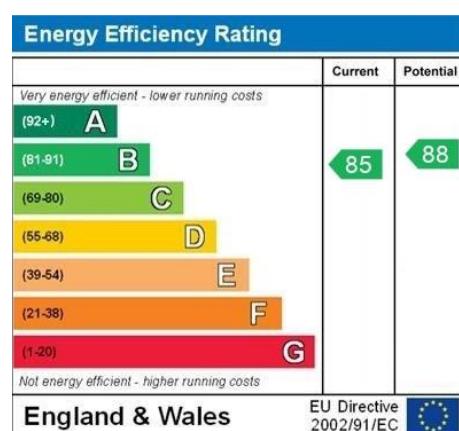
TENURE Freehold.

NOTE

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

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.