



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 •

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 3rd 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/HOBBIERS 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

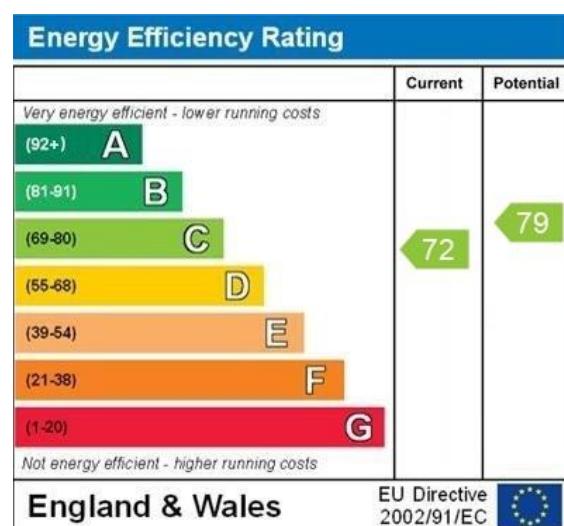
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

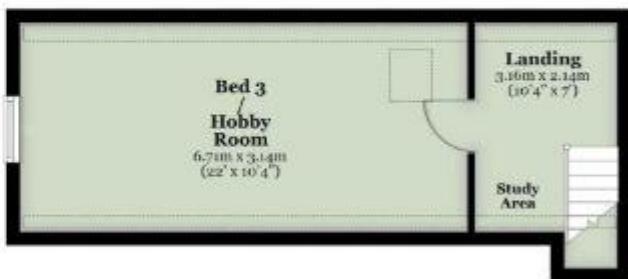




Ground Floor



First Floor



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