

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



5 Greenhill Road, Haxey, DN9 2JE

- A traditional semi-detached village Cottage • 3 Bedrooms • 2 Reception Rooms • First floor Bathroom • Ground Floor Cloakroom (wc) • Gas Central Heating
- Driveway parking • Within the historic central part of Haxey • No forward chain



£166,500 NO CHAIN



One of the old Haxey cottages being located in the historic Greenhill area of the village convenient for local facilities and only 3 miles from the well served market town of Epworth (which lies 3 miles south of junction 2 of the M180)

The property has potential for some refreshment but retains period features including sash windows and beamed ceilings, etc.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE PORCH (5.53m x 1.47m) with tiled flooring. Radiator.

UTILITY ROOM (1.65m x 1.60m) with plumbing for washer.

TOILET with wc and wash basin.

SITTING ROOM (3.65m x 3.67m) with original sash window, rustic brick fireplace with wood burning stove, radiator, beamed ceiling and tiled flooring.

DINING ROOM (3.60m x 3.67m) having sash window to front, radiator, beamed ceiling and tiled flooring.

KITCHEN (5.40m x 1.80m) including base storage cabinets with extensive work tops and 1 ½ bowl sink. Integrated double oven and 4 ring gas hob. Radiator, space for fridge/freezer, rear and side facing window.

First Floor

LANDING with radiator.

BEDROOM 1 (3.65m x 2.40m plus 1.28m x 1.26m) with radiator.

BEDROOM 2 (3.65m x 3.0m) with radiator, front facing window and boiler/airing cupboard.

BEDROOM 3 (3.35m x 2.30m) with radiator and rear facing window.

BATHROOM (1.70m x 1.65m) fully tiled to walls and including bath with shower over, toilet and wash basin. PVCu double glazed window.

OUTSIDE

Deep front garden with driveway access and walled frontage. Detached **GARAGE** and adjoining brick store place. Southerly aspect seating area adjoining the cottage. **No rear garden.**



SERVICES (not tested)

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

LOCAL AUTHORITY

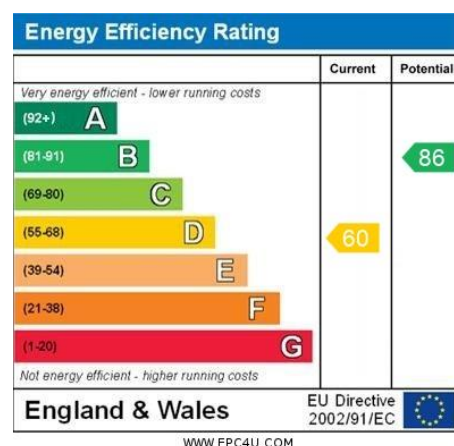
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



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