



## **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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



## 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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