

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



7 The Nooking, Haxey, DN9 2JQ

- A stunning 4 Bedroom (En-Suite) Detached Property • Large Garage/Workshop Building • Outstanding Dining Kitchen • 2 Reception Rooms • Separate Utility • Magnificent family Bathroom • Gas Central Heating • PVCu double glazing • Absolutely first class presentation throughout and modern fittings •
- Convenient central Haxey location • Plot size 0.4 acre •



£675,000 NO CHAIN



One of the most impressive properties currently on the market is this awe-inspiring detached dwelling with accommodation on one level and offering beautifully presented and most extensive living space throughout. The outstanding accommodation is matched by the immaculate and extensive grounds which include a particularly useful and versatile garage/workshop building which was purpose built about 10 years ago when the property was substantially extended. The property briefly comprises:

- Spacious front Sitting Room
- Excellent proportioned Dining Kitchen
- Separate large Utility with Cloakroom off
- Main Bedroom with lovely En-Suite
- 2 further Double Bedrooms
- Bedroom 4/Study
- Luxury Bathroom
- Oak internal doors
- Attractively appointed and decorated throughout

Accommodation (room sizes approx. only)

RECEPTION HALL with double doors to Sitting Room, **INNER HALL** with radiators, floor to ceiling courtyard window and cloaks.

LOUNGE (5.75m x 5.28m) elegant fire place with gas “log effect” wood burning stove, front bay window, side window and 2 radiators.

DINING KITCHEN (5.85m x 5.45m) with base and wall cabinets integrated Neff double oven, Neff 5 ring induction hob with extractor fan over, fridge freezer, dishwasher, 1 ½ bowl sink, dining island with storage under and quartz worktops. Walk in pantry.

UTILITY (4.34m x 2.0m) Base and wall cabinets, plumbing for washer and dryer, 1 ½ bowl stainless steel sink, integrated tall freezer, boiler cupboard, radiator and exterior door.

CLOAKS with toilet, cabinet wash basin and radiator.

SITTING ROOM (5.43m x 3.95m) oyster slate lined fireplace with log burning stove, Bi-fold doors to rear garden, 2 windows and radiator

BEDROOM 1 (4.33m x 3.58m + 1.30m x 1.80m recess) dual aspect windows and radiator.

ENSUITE (2.35m x 1.13m) being fully tiled, shower cubicle, cabinet wash basin and toilet. Towel radiator.

BEDROOM 2 (4.20m x 3.82m) built-in wardrobes with sliding doors, dual aspect windows and radiator.

BEDROOM 3 (3.80m x 2.65m) rear facing window and radiator.

BATHROOM (3.44m x 2.16m) being fully tiled, shower cubicle with rainfall shower head cabinet wash basin and toilet, double ended bath, airing cupboard with radiator, window and radiator.

BEDROOM 4/STUDY (3.96m x 2.90m) with side facing window and radiator.

OUTSIDE

The Grounds

An impressive with established deep front garden, 60m long block paved driveway and parking court area. Secluded courtyard off the Kitchen and private rear garden with pergola and corner Arbor.

Combined Garage/Workshop/Storage Building (144m² gross internal area) of cavity brick and tile construction with potential for conversion to residential/Airbnb (subject to planning) and comprising Large Double Garage (9.0m x 5.80m) with 2 electric roller doors and internal security shutter door to the Workshop/Storage Section (10.0m x 9.0m) with partitioned sub-sections including store place (3.4m x 3.0m) and workshop (6.4m x 3.0m) with external double doors.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band ‘E’ (on-line enquiry)

TENURE Freehold.

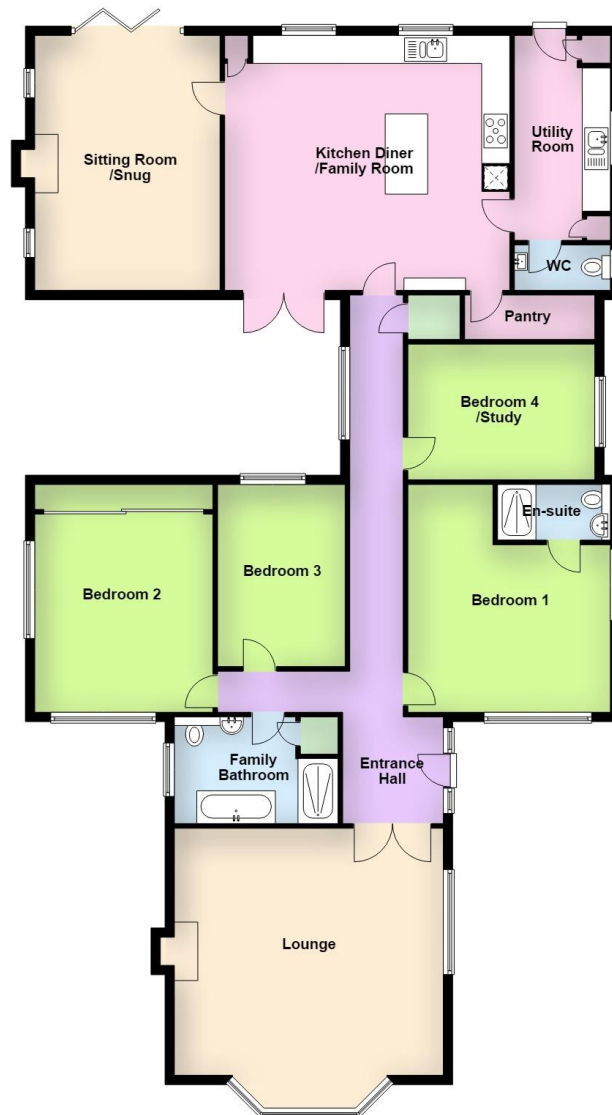
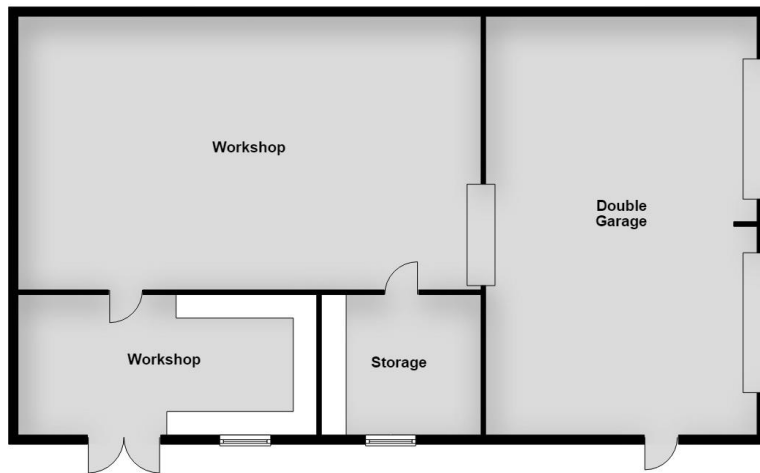
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



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