

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



16 Ashtree Drive, Haxey, DN9 2JT

- Stunning and extensively renovated Detached Bungalow • 3 Bedrooms • New En-suite • Superb New Kitchen • New Bathroom • Gas Central Heating • PVCu Double Glazing • Driveway and Garage • Low maintenance gardens • Re-decorated throughout • New floor coverings •



£290,000 NO CHAIN



An outstanding bungalow offering very good sized and nicely proportioned living space which has been upgraded to an attractive modern standard with works including: -

- **New Kitchen with dining island**
- **New main Bathroom**
- **New En-suite to the main Bedroom**
- **New boiler and radiators**
- **New internal doors**
- **New floor coverings**
- **New electric garage door**
- **Redecorated throughout**
- **Refreshed gardens**
- **4 New windows**

Accommodation (room sizes approx. only)

Side entrance **PORCH** with PVCu double glazed exterior door and side panel.

Good sized RECEPTION HALL with radiator, built in cloaks and storage cupboards.

LOUNGE (5.44m x 4.24m) A dual aspect room with front and side facing PVCu double glazed windows. Radiator and flame effect wall mounted electric fire.

KITCHEN (4.5m x 3.3m) Newly refitted with extensive range of cabinets including 1 ½ bowl drainer sink, integral oven, 4 ring hob with extractor fan over, integral dishwasher, fridge, island breakfast table and concealed central heating boiler. Front and side facing PVCu double glazed windows, radiator and laminate flooring.

UTILITY (2.0m x 0.80m) with plumbing for automatic washing machine and power sockets, space for freezer.

Side **ENTRANCE PORCH** (1.52m x 1.25m) being PVCu double glazed and with exterior doors to front and rear of property.

BEDROOM 1 (3.86m x 3.32m) with radiator and rear facing PVCu double glazed window.

New EN-SUITE (2.0m x 1.20m) with walk in shower, cabinet wash basin and toilet, towel radiator, electric saver point and onyx effect aqua boarding to walls.

BEDROOM 2 (4.25m including wardrobes x 3.30m) fitted floor to ceiling wardrobes with central dressing table and storage cupboards over. Rear facing PVCu double glazed window and radiator.

BEDROOM 3 (2.90m x 2.60m) side facing PVCu double glazed window and radiator.

BATHROOM (2.66m x 1.96m) “L” shaped shower bath with screen, wide cabinet wash basin with storage beneath, and toilet. Chrome towel radiator, laminate flooring and aqua boarding to walls.

OUTSIDE Front garden with new boundary fencing to frontage, low maintenance paved side driveway to attached brick **GARAGE** (5.80m x 2.60m) with Garolla up and over electric door, light and power. Side pedestrian access to rear garden.

Fully enclosed rear garden designed for low maintenance with extensive paved terrace and seating areas, side door to Garage.

SERVICES

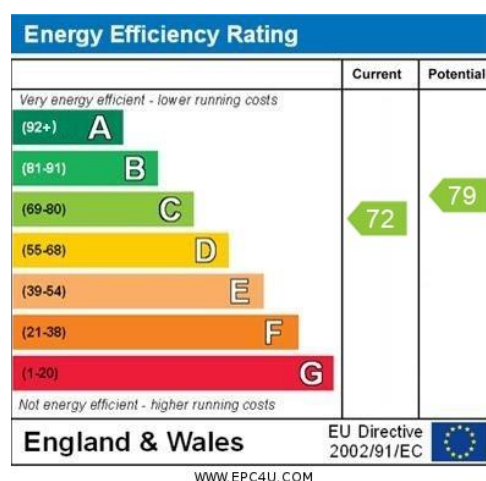
All mains services

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 123.1 sq. metres (1325.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

**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.