



## 15 Graizelound Fields Road, Haxey DN9 2LN

- An extended 3 Bedroom Detached House • Superb plot of over Half an Acre • 2 Garages and extensive parking • Gas central heating • Ground floor cloaks (wc) • Mostly PVCu Double Glazing
- Attractive gardens and pleasant village setting • Well-presented throughout and highly recommended •

A individual Detached House with the benefit of a ground floor extension and offering good sized family accommodation. The house was originally built with three bedrooms to the first floor but two of these have been amalgamated to provide a larger bedroom with a third double bedroom on the ground floor. Having been maintained to a high standard the property includes: -

- Spacious Reception Hall
- Kitchen with built in appliances
- Generous Lounge/Family Room with Dining Area
- Rear Porch/Utility Room with Cloakroom off
- Ground floor Double Bedroom
- 2 first floor Double Bedrooms (with built in wardrobes)
- First floor Bathroom
- Wide Driveway with gated access
- Detached Brick garage
- Second detached Garage
- Plot about 0.59 Acre (0.24ha.)

**ACCOMMODATION** (room sizes approx. only)

### Ground Floor

**RECEPTION HALL** with double front entrance door, radiator and Karndean flooring.

**BEDROOM 1** (3.60m x 4.34m into bay) with front facing PVCu double glazed bay window and radiator.

**KITCHEN** (3.62m x 3.70m) with integrated AEG oven, microwave and 4 ring gas hob with extractor over, base and wall cabinets including built in fridge and provision for dishwasher, 1 ½ bowl drainer sink, built in shelved cupboard with central heating boiler and walk in shelved pantry. PVCu double glazed window.

**LOUNGE/FAMILY ROOM WITH DINING AREA** (5.77m x 2.96m) through room with front facing PVCu double glazed window and sliding patio doors to rear garden. Radiator. **DINING AREA** (2.60m x 2.0m) with radiator.

**Rear ENTRANCE PORCH/UTILITY** (2.63m x 1.98m) with plumbing for washing machine and exterior door to garden.

**CLOAK ROOM** with wc and wash basin.

### First Floor

**LANDING** with shelved storage cupboard, radiator.

**BEDROOM 2** (5.58m x 2.30m) with front facing PVCu double glazed windows, built in wardrobes with mirrored doors. 2 radiators and Karndean flooring.

**BEDROOM 3** (3.37m excluding wardrobes x 3.25m) with side facing PVCu double glazed window, full width fitted wardrobes and airing cupboard, including hot water cylinder. Radiator.

**BATHROOM** (2.17m x 1.67m) comprising bath with Triton T80 shower over, pedestal wash basin and toilet. Radiator, extractor fan and PVCu double glazed window.

### OUTSIDE

Double width driveway entrance with double gates and side personal gate, extensive driveway parking. Detached brick and tiled **GARAGE** (5.75m x 2.90m) With PVCu window and side door, light and power.

Detached sectional concrete **GARAGE** (4.80m x 2.40m) with light and power.

Extensive paved terrace adjoining the house, very long hedge enclosed and delightful rear garden with open countryside to the east beyond.

### SERVICES (not tested)

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

### LOCAL AUTHORITY

North Lincolnshire Council

**COUNCIL TAX** Band 'D' (on-line enquiry)

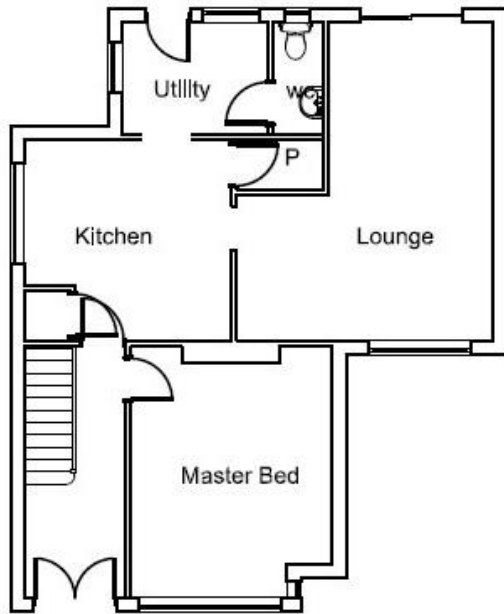
**TENURE** Freehold.

### VIEWING

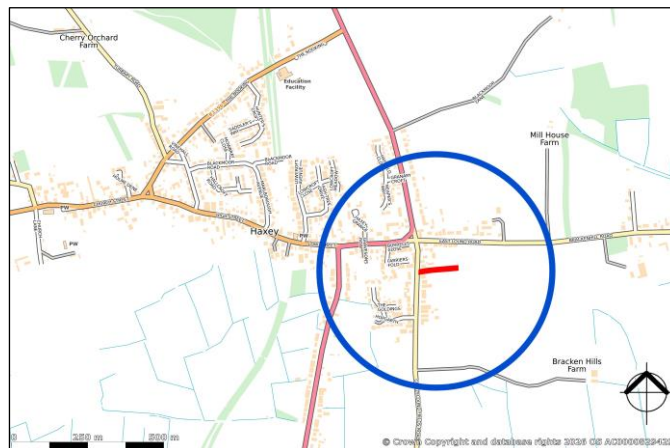
Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





**Ground Floor Plan**



**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**

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