

**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 •



**£159,950 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



## 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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