

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Kaloma, 41 Haxey Lane, Haxey, DN9 2ND

- An extended 3 Bedroom Detached Bungalow on a large plot of 0.33 (0.14ha)
- Gas Central Heating
- PVCu Double Glazing
- Good sized Detached Garage
- Open countryside to the rear
- Potential for remodelling and enlargement (subject to planning)
- Extensive driveway parking



£250,000 NO CHAIN



Kaloma is an older type and individual detached bungalow having been extended to the rear in the 1970s. The bungalow occupies a bigger than average plot of about 0.33 acre and offers scope for enhancement and further enlargement.

Accommodation (room sizes approx. only)

FRONT OPEN PORCH

ENTRANCE HALL with PVCu double glazed exterior door, radiator, large built-in storage and cloak cupboard.

LOUNGE (3.88m x 3.80m) with front facing bow window and side facing window. Radiator and timber encased gas fire.

BEDROOM 1 (3.60m x 3.57m). Radiator and front facing window.

BEDROOM 2 (3.0m x 3.70m). Radiator and rear facing window.

BEDROOM 3 (3.0m x 2.70m). Radiator, rear facing window and built in storage cupboard.

DINING/LIVING ROOM (4.70m x 3.48m). Radiator, side facing window and wall mounted gas fire.

KITCHEN (3.48m x 2.70m) including fitted units to two sides, comprising base and wall cabinets with work top and stainless-steel sink. Plumbing for washer, space for fridge/freezer and provision for electric cooker. Radiator, rear garden view and exterior PVCu double glazed side door.

LOBBY with radiator and Glow Worm gas central heating boiler.

SHOWER ROOM (2.7m x 1.78m) being fully tiled to walls and including large shower cubicle with Triton power shower, pedestal wash basin and w.c. Towel rail and airing cupboard.

OUTSIDE

The whole plot extends to about 0.33 acre and includes front garden, long side driveway with extensive car parking space and leading to the **DETACHED SECTIONAL CONCRETE GARAGE** (17.4m x 3m).

Very deep rear garden with open countryside beyond.

External water tap and lighting.

SERVICES (not tested)

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

LOCAL AUTHORITY

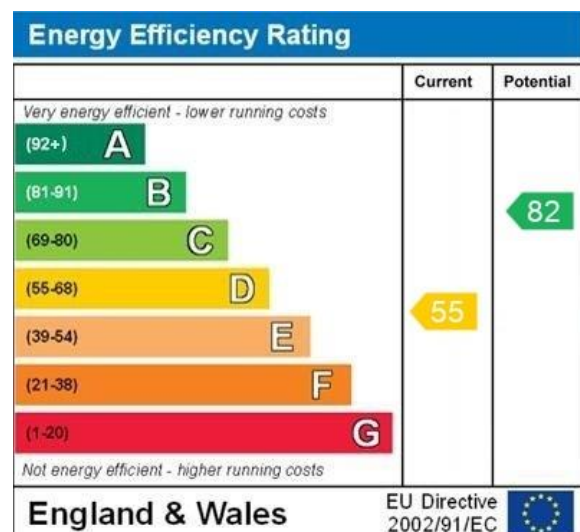
North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 93.0 sq. metres (1000.7 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

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