

Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est 1924



**'HIGHWINDS' AKEFERRY ROAD
GRAIZELOUND DN9 2NF**

An individual and extremely well maintained 5 Bedroom Detached House standing on a plot of about HALF AN ACRE and with outline planning permission to construct a detached bungalow in the garden



Price Guide: £425,000



Website: www.gricehunter.co.uk

LOCATION

The unspoilt rural hamlet of Graizelound lies about 12 miles east of Doncaster on the A161, just to the south of the village of Haxey. The well served small town of Epworth is about 4 miles away and the location allows for ready access to surrounding towns and junction 2 of the M180 is about 7 miles away.

DESCRIPTION

A traditional style of double fronted Detached House occupying a deep plot with open aspect to the rear and including useful outbuildings in addition to the integral garage.

In September 2016 outline planning consent was granted, subject to the usual conditions, to construct a 2 Bedroom Detached Bungalow on the site immediately to the west of the existing dwelling. In July 2019 the planning was renewed (application no. PA/2019/838). A copy of the planning consent is available from the Agents.

The property is offered for sale as a whole.

ACCOMMODATION

All measurements are approx. only

Ground floor:

LARGE ENTRANCE HALL having double glazed door and side panels. Double radiator, understairs cupboard and cloaks cupboard with double doors. Telephone point and central heating thermostat.

LOUNGE (about 3.37m x 3.45m exc. bay) having PVCu bay window to the front elevation and side picture window. Rope style Portuguese limestone fireplace with coal effect living flame gas fire. Archway to:-

DINING AREA (about 3.37m x 3.36m) having French doors overlooking the rear garden, 1 radiator and PVCu window.

RE-FITTED KITCHEN (about 3.43m x 2.76m) having range of units in white comprising base cupboard and drawer units, wall mounted cupboards with concealed lighting beneath, 1? bowl single drainer sink unit with mixer tap, work surfaces and two corner display units. Built-in electric hob, extractor and double oven. Tiling to splash areas, 6 ceiling spot lights and PVCu window. Telephone point.

UTILITY ROOM (about 3.04m x 2.35m) having stainless steel single drainer sink unit, base cupboard and drawer unit. Dish washer and plumbing for automatic washing machine. Wall mounted central heating boiler, 1 radiator, PVCu entrance door and window. Access to garage.

CLOAKROOM having wash basin and w.c., 1 radiator, PVCu window and half tiled walls.

First floor:

LANDING having 1 radiator.

BEDROOM 1 (about 4.24m x 3m) having 2 PVCu windows, 1 radiator and built-in wardrobe.

BEDROOM 2 (about 3.35m x 3.36m) having 1 radiator, PVCu bay window and side picture window with built-in wardrobes with radiator.

BEDROOM 3 (about 3.08m x 2.35m) having 1 radiator, built-in wardrobes with radiator and PVCu window.

BEDROOM 4 (about 2.5m x 3m) having 2 PVCu windows, built-in wardrobes with radiator and 1 radiator.

BEDROOM 5 (about 2.42m x 2.36m) having 1 radiator, PVCu window, airing cupboard, radiator and access hatch to roof space.

BATHROOM having a renewed suite in white comprising panelled bath, vanity wash basin and w.c. Wall mounted glass fronted cupboard, mirror with spot lights, 1 radiator, PVCu window and tiling to walls.

SHOWER ROOM having fully tiled shower cubicle, fully tiled walls, 1 radiator and Xpelair

OUTSIDE The whole site extends to about HALF AN ACRE (0.20h.a.) being fully enclosed, mainly lawned and with vegetable garden area to the rear.

A gated driveway leads to the integral Garage to Highwinds. There is also a secondary driveway entrance where planning consent was granted (in 2016 and renewed in 2019) to construct a new detached bungalow.

Detached brick **WORKSHOP** (about 5.4m x 2.3m) with double doors and power.

Second brick **WORKSHOP AND LEAN TO** (about 8m x 3.8m) with double doors and side door.

Aluminium framed **GREENHOUSE**.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating to radiators. No tests have been undertaken.

VIEWING Strictly via Grice and Hunter - Doncaster office. Tel. 01302 360141 .

TENURE Freehold.

ENERGY PERFORMANCE RATING Band C.

COUNCIL TAX Band D.



Ground Floor

Approx. 68.7 sq. metres (739.1 sq. feet)

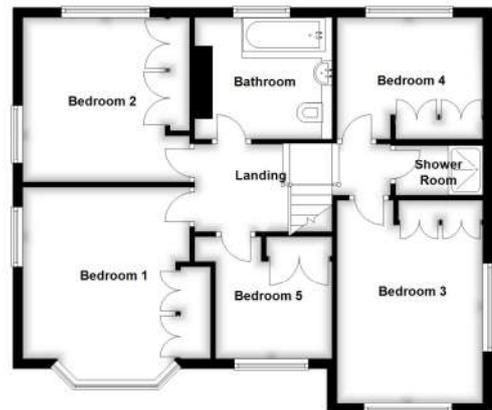


Garage



First Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)



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The Property Misdescriptions Act 1991

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2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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