



33 Haxey Lane, Haxey DN9 2ND

- Modern and large detached 5 bed – 3 bath detached house with about 229m² flexible accommodation on 3 floors
- Almost **ONE ACRE** farmstead gardens/land
- Double garage
- Hi-efficiency environmental standards
- Underfloor gas c/h
- Heat recovery ventilation system
- PVC sealed units d/g windows

LOCATION

Haxey is a popular and thriving Isle of Axholme village on the A161 3 miles south of Epworth, 5 miles from M180 junction 2, 13 miles Doncaster and 11 miles Gainsborough with good community facilities and activities, primary school, pre-school, surgery, village hall and library, tennis, bowls, football and cricket, etc.

Accommodation (rooms sizes approx. only)

RECEPTION VESTIBULE with feature stained glass window, tile floor and glazed partition to

Central HALL with tile floor, staircase off with under cupboard, cylinder cupboard, sensor lighting, etc.

Through LOUNGE/DINER (8m x 3.7m) with tile floor, front outlook, TV/media point and French doors to rear garden.

KITCHEN/DINER (6m x 3.1m) white units and contrasting counter tops, tile floor, double aspect views, 1 ½ bowl sink with mixer tap, “mini” sink with mixer tap, integrated double oven, microwave, ceramic hob, extractor fan, room divider units and breakfast bar to diner/family space with TV/media points.



STUDY/BEDROOM 5 and EN-SUITE (3.5m x 3m) tile floor, front outlook, TV/media points and **EN-SUITE** leading off with double size shower cubicle, toilet, wash basin and towel radiator.

UTILITY ROOM (3.5m x 3.2m) with rear entrance, tile floor, base and wall units, sink with mixer tap, slide under provision for laundry appliances.

TOILET/CLOAKS with wash hand basin and w.c.

First floor

LANDING with wood laminate floor, airing cupboard (with slated shelving and radiator) sensor lighting and staircase off to upper floor.

Rear BEDROOM 1 and EN-SUITE (4.6m x 3.1m) with easterly view, in-built double wardrobe, TV/media points, wood laminate flooring and **EN-SUITE** leading off with tile floor, double size shower cubicle, toilet, wash basin in vanity unit, towel radiator, etc.



Rear BEDROOM 2 (3.7m x 3.3m) with wood laminate flooring, TV/media points, easterly view and under stairs cupboard.

Front BEDROOM 3 (3.7m x 3.3m) with wood laminate flooring, TV/media points and under stairs cupboard.

Front BEDROOM 4 (4m x 2.9m) with wood laminate flooring, in-built double wardrobe and TV/media points.

Family BATH/SHOWER ROOM (2.8m x 2.6m max) tile floor, towel radiator, cubicled shower, bath, integrated toilet and wash basin in vanity unit, etc...



COUNCIL TAX

Band 'F' (on-line enquiry)

TENURE

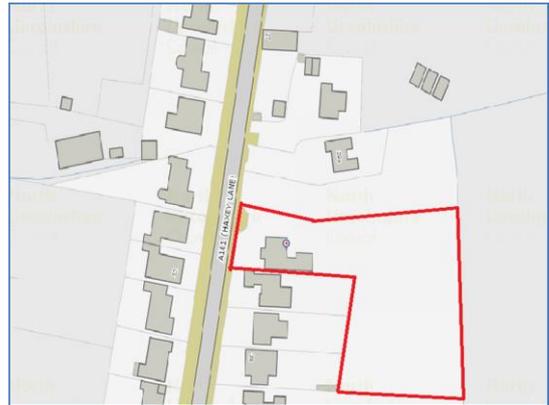
Freehold Assumed

VIEWINGS

Strictly by appointment only through the agents Grice and Hunter (subject to COVID-19 guidance) 01427 873684 / 07483100988.

Second Floor

LANDING to multi-functional attic (10m x 4.5m) with windows, sky-lights, power and media points and access points to eaves space.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

OUTSIDE

Walled frontage to Haxey Lane with splayed gated driveway entrance (galvanised farm gate and personal gate).

Pea gravel drive and forecourt garden with extensive parking and very wide approaches to the rear.

Rear facing patio and parking in front of the linked **DOUBLE GARAGE** (6m x 5.9m) with electric light and power.

Extensive rear garden/croft/fruit garden overlooking farmland and extensive to the rear of adjacent houses.

SERVICES

- Mains water, electricity drainage and gas
- Gas under floor heating from newly installed boiler
- Low energy lighting
- Media/TV to all rooms
- Heat recovery ventilation system

AGE Built 2001

LOCAL AUTHORITY

North Lincolnshire Council

Second Floor
Approx. 47.1 sq. metres (507.4 sq. feet)



First Floor
Approx. 85.0 sq. metres (914.5 sq. feet)



Ground Floor
Approx. 96.9 sq. metres (1042.9 sq. feet)



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