

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



11 Farriers Fold, Haxey, DN9 2GF

- An extended 4 Bedroomed (En-Suite) Detached Family House with impressive accommodation •
- Enlarged ground floor living space • 2 Receptions Rooms, Large Kitchen and Dining Area •
- Gas Central Heating • Double Glazing • Detached Garage to rear • Underfloor heating to Kitchen and Dining •



£270,000



A modern Detached House with accommodation on three floors and offering much larger than average living space having been extended by the present owners in 2019.

- Reception Hall with Cloakroom
- Spacious Lounge extension with feature wall
- Separate Sitting Room
- Generously proportioned Dining Kitchen
- Garden Room suitable for dining
- Main Bedroom with En-Suite
- Family Bathroom and 2 Bedrooms to first floor
- 2 second floor Bedrooms
- Detached Garage

Accommodation (rooms sizes approx. only)

Ground Floor

RECEPTION HALL with panelled exterior door, radiator, staircase off with understairs storage.

CLOAKROOM with wc, and washbasin. Radiator.

Breakfasting KITCHEN (5.37m x 3.16m) with base and wall cabinets including worktops, breakfast table and 1 ½ bowl sink unit. Integrated double oven, 4 ring gas hob with canopied extractor fan over and built-in fridge/ freezer. Plumbing for automatic washer and dishwasher. Rear garden outlook and tiled flooring with underfloor heating.



GARDEN ROOM (2.64m x 3.11m) with tiled flooring, underfloor heating and end bay with 3 garden facing windows and patio doors.



LOUNGE/PLAYROOM (4.50m x 3.37m) with radiator and two front facing windows.



SITTING ROOM (6.92m x 2.77m) with 2 radiators, brick feature wall, two front facing windows and two roof lights.



First Floor

LANDING with understairs storage and windows to either gable.

BEDROOM 1 (3.39m x 3.32m) a twin aspect room with radiator.



EN-SUITE SHOWER ROOM (2.26m x 1.85m) including shower cubicle, vanity wash basin and wc. Radiator and part tiling to walls.

BEDROOM 2 (3.20m x 2.48m) a twin aspect room with radiator.

BATHROOM (3.17m x 2.0m) including a white suite comprising 'p' shaped bath with shower over, pedestal wash basin and wc. Towel radiator, half tiling to walls and matching floor tiling.



Second Floor

LANDING with storage cupboard.

BEDROOM 3 (4.14m x 3.26m sloping ceiling) with radiator and roof light.

BEDROOM 4 (3.25m x 2.44m sloping ceiling) with radiator and roof light.

OUTSIDE

Wall frontage to Graizelound Fields Road, garden and pedestrian access to the house.

Rear driveway access to the Detached Brick and Tiled Garage.

Easily maintained and enclosed rear garden.



SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas fired central heating.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

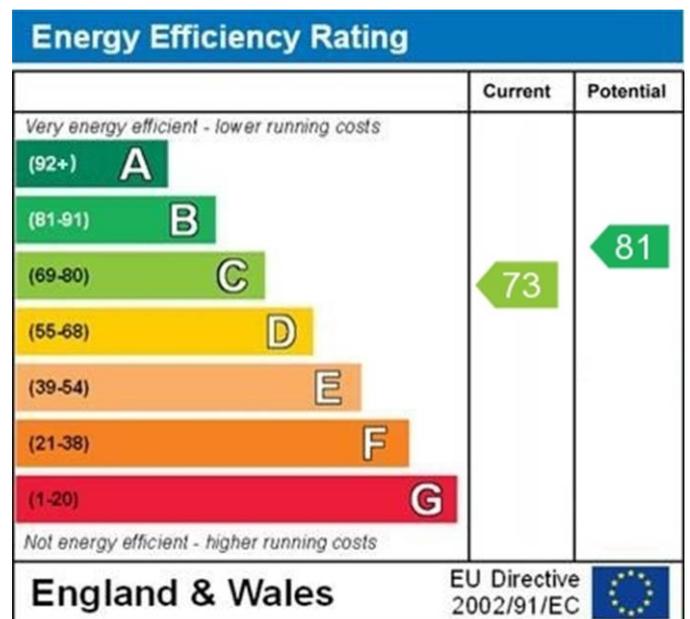
Band 'C' (on-line enquiry)

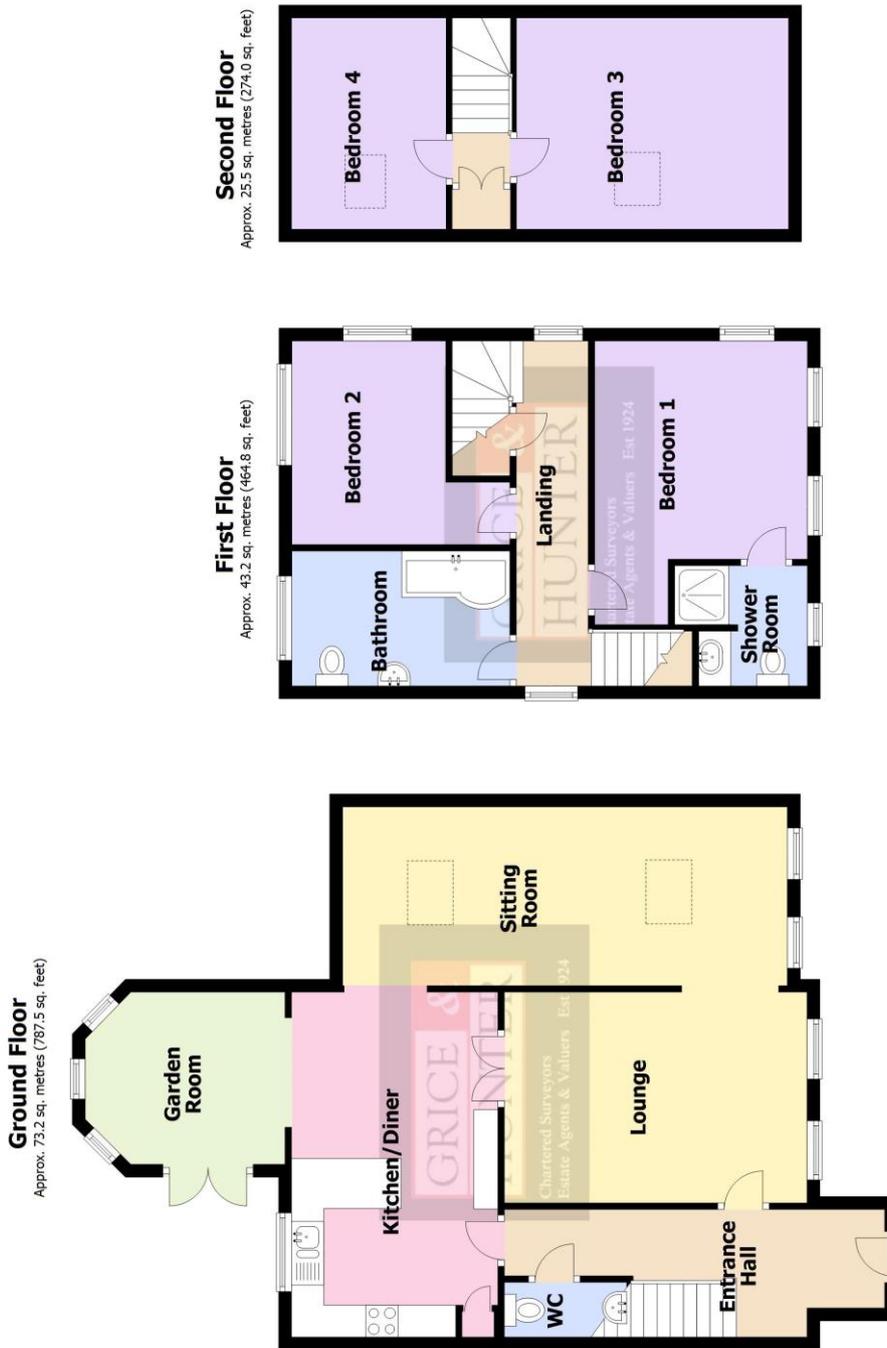
TENURE

Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter
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Isle of Axholme
Marketing Coordinator
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