

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 1 Lowcroft Close, Haxey, DN9 2JS

- Detached 3 Double Bed Property • Magnificent Dining Kitchen • Generous sized Lounge • Ground floor Cloaks/Utility • First floor Bathroom with shower • Garage • Gas central heating • PVCu double glazing • Excellent presentation throughout •



**£285,000**



## DESCRIPTION

Occupying a quiet residential setting within the central part of this popular village is this Detached Dormer style property, having good sized and nicely proportioned accommodation on two floors. The property is delightfully presented and maintained to a high standard throughout.

**Accommodation** (room sizes approx. only)

### Ground Floor

**RECEPTION HALL** with PVCu double glazed front facing window and panelled exterior door, radiator, wood effect flooring and understairs cupboard.

**LOUNGE** (5.12m x 4.20m) with front facing PVCu double glazed window, radiator, period style fire place with wood surround and gas fire.



**DINING KITCHEN** (7.48m x 3.25m) to the Kitchen area there are modern white fitted units comprising base cabinets with work tops, 1 ½ bowl white enamel sink, tap and breakfasting island table. Matching wall cabinets, integrated stainless steel four ring hob with extractor over and double oven. Space for fridge freezer, rear facing PVCu double glazed window and wood effect flooring extending into the Dining area. The dining area includes, radiator and PVCu patio doors leading into the garden.



**Side ENTRANCE/UTILITY** (2.10m x 1.50m) Including stainless steel sink, storage cupboard and plumbing for automatic washer. Radiator, wood effect flooring and PVCu double glazed exterior door.

**CLOAKROOM** (1.50m x 1.10m) having low flush wc, storage cabinet, PVCu double glazed window and Worcester gas central heating boiler.

### First floor

**LANDING** including double wardrobes with storage cupboards over and addition storage space.

**BEDROOM 1** (4.20m x 4.0m) with radiator, PVCu double glazed window and built in store cupboard.



**BEDROOM 2** (4.12 x3.78 m) with radiator, PVCu double glazed window and built in store cupboard.



**BEDROOM 3** (3.22m x 2.55m) with radiator PVCU double glazed window.



**BATHROOM** including white suite comprising bath, shower cubicle, wash stand style basin, wc, chrome fittings and towel radiator, PVCu double glazed window and tiled flooring.



## OUTSIDE

Front garden with hedging to frontage and block paved driveway providing parking space leading to Integral Single **GARAGE** (5.0m x 2.5m) with electric light, power up and over door.

Enclosed rear garden including paved seating area, lawn, evergreen borders and timber garden shed.

Outside lighting and water tap.

Additional side garden with access to the frontage. Further access to the side entrance door.

## SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating to radiators.

## LOCAL AUTHORITY

North Lincolnshire Council

**COUNCIL TAX** Band 'D' (on-line enquiry)

## TENURE

Freehold assumed.

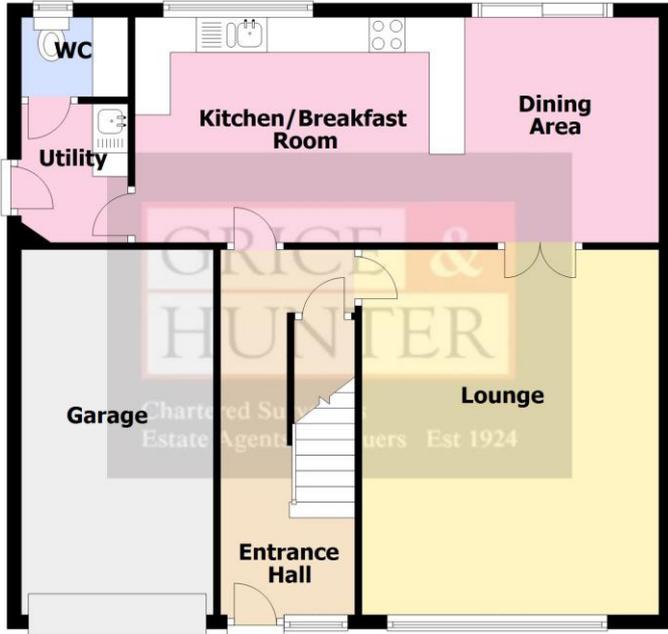
## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

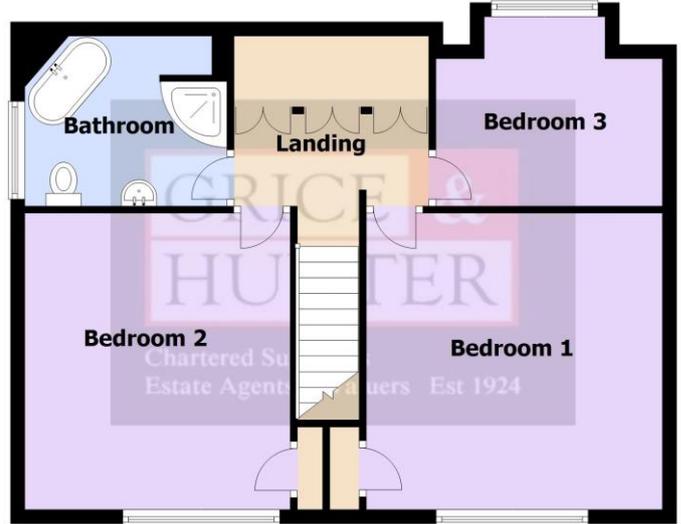
### Ground Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



### First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 137.5 sq. metres (1479.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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