

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



14 Lowcroft Avenue, Haxey DN9 2HQ

- A 3 Double Bedroom Detached Bungalow • Convenient central Haxey location • Spacious Lounge • Breakfast Kitchen • PVCu facias • Gas Central Heating • PVCu Double Glazing • Garage • Good sized plot •



£240,000



Accommodation (room sizes approx. only)

RECEPTION HALL with PVCu exterior door, radiator and built in storage cupboards.

LOUNGE/DINER (5.75m x 6.30m max) a triple aspect room, brick built fireplace with oak beam and multi fuel burner. Two radiators and wooden flooring.

BREAKFAST KITCHEN (0.00m x 0.00m) with wall and base cabinets, 1 ½ bowl stainless steel sink, space for washer, dryer and cooker. PVCu double glazed window, side exterior door and radiator.

BEDROOM 1 (3.32m x 3.78m) with rear facing PVCu double glazed window and radiator.

BEDROOM 2 (4.00m x 2.94m) with front facing PVCu double glazed window and radiator.

BEDROOM 2 (4.m x 3.37m) with radiator and rear facing window.

BEDROOM 3 (3.80m x 2.41m) with rear facing PVCu double glazed window and radiator.

BATHROOM (2.86m x 2.32m) a 4-piece suite comprising corner bath with hand held shower head, corner shower cubicle, pedestal wash basin and toilet, fully tiled to walls, laminate flooring and radiator.

OUTSIDE

The property has the benefit of a larger plot with rear garden being fully enclosed and mainly lawn with gated pedestrian access either side of the bungalow. Access door to Garage (5.89m x 2.57m) through store room with up and over door and power. Outside water tap and lighting.

Private front garden with driveway access to Garage and off-road parking.

SERVICES (not tested)

- Mains waters, electricity, drainage and gas.
- 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

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground

Approx. 121.2 sq. metre



14 Lowcroft Avenue

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

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