

5 Bedroom(s), Detached House, Freehold

Haxey Lane, Haxey.



- Stunning Detached Family Home
- Modern Open Plan Kitchen Dining and Snug
- Lounge With Cosy Fireplace
- Utility Room and Ground Floor W/C
- Beautiful Extensive Private Rear Garden

- Five Bedrooms En Suite to Master
- Spacious Dining and Entertaining Room
- Family Bathroom and Shower Room
- Garage & Driveway Allowing For Six Cars To Park
- Solar Panels Earning Approx £1000 per year

£550,000
For Sale

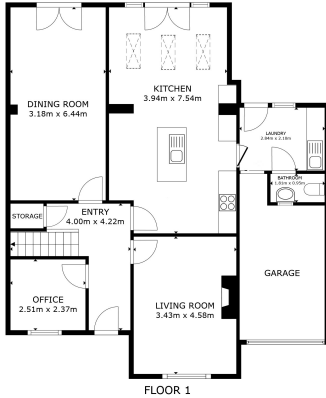
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... A unique 5 bedroom family home set in the beautiful semi rural village of Haxey. Open countryside on the door step with plenty of well kept foot paths for walking. Haxey playing fields, park & tennis & bowels club only 2 minutes walk away. The house boasts 5 good sized bedrooms which have all had a double bed in some point in time. Lots of entertaining space which makes it a perfect family "party house". The impressive kitchen/dining sitting room is the heart of the home which opens out into the much larger than average beautiful enclosed garden, there are separate patio

areas to enjoy the sun(or shade) at every point of the day. The garden also has a swimming pool, with lighting & power, currently being used as a work shop but has potential for a school & day nursery. Senior school In Epworth & excellent colleges in the market town of Epworth with shops cafes & livelv bars. there is also a leisure centre in the oppo

Ground Floor



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 394.00 m² FLOOR 2: 115.00 m²
EXCLUDING GARAGE: GARAGE: 53.7 m²
TOTAL: 579.9 m²



Lounge

Kitchen and Sitting Area



Dining Room



Office



Utility Room

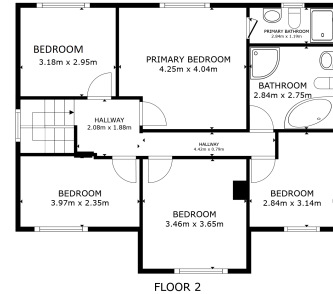


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 84.00m² FLOOR 2: 31.00m²
 EXCLUDED AREAS: GARAGE 13.77m²
 TOTAL: 117.50m²
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS.



Master Bedroom with Ensuite



Bedroom



Bedroom



Family bathroom



Bedroom



External

Bedroom



Front Aspect



Rear garden



Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Utility

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Class one chimney in the lounge

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - Yes and owned with feed in tariff

Space Heating System -

Approximate Heating System Installation Date - Installed January 2023

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 