

4 Bedroom(s), Detached House, Freehold

The Nooking, Haxey.



- 3D Virtual tour available
- Driveway allowing for off road parking to the rear
- Utility room and ground floor w/c
- Front and rear enclosed gardens with summer house and decking areas
- Family bathroom with roll top bath and shower

- Stunning detached Georgian home
- Open plan kitchen dining and snug
- Four Bedrooms En Suite to Master
- Sought after location in Haxey
- Electric Car Charger Point

£390,000
For Sale

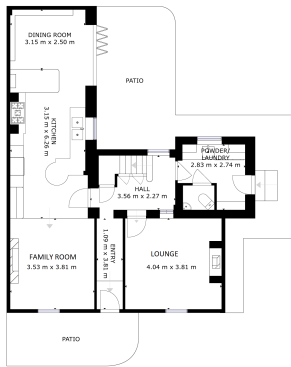
Book your viewing today Tel: 01302 247754

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... This beautiful, detached family home is located in the much sought after and popular area of Haxey. The village is rich in history and boasts good schools, shops, parks, libraries and many more amenities. Benefitting from 4 bedrooms, spacious living accommodation and generous gardens, this would be the perfect home for a growing family.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 180 m² FLOOR 2: 80 m²
 TOTAL: 260 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Open Plan Kitchen Dining and Snug





En Suite



Third Bedroom



Second Bedroom



Fourth Bedroom



Fifth Bedroom





Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1500

Average Annual Gas Bills - £1500

Average Annual Water Bills - £1000

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -2016

Water Heating System -Gas combi boiler



Approximate Water Heating Installation Date - 2016

Boiler Location - Landing

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - 1 X Electric, 1X solid fuel

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C	72	
(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	