



paul fox
the family estate agents

Offers in excess of
£255,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

25 Haxey Lane

Haxey, Doncaster, North Lincolnshire, DN9 2ND
2 Bedroom Detached Cottage



- ✓ A CHARMING DETACHED VILLAGE COTTAGE
- ✓ PRIVATE ENCLOSED GARDENS
- ✓ EXTENSIVE SECURE DRIVEWAY AND GARAGING
- ✓ 2 DOUBLE BEDROOMS
- ✓ FINE MAIN LIVING ROOM
- ✓ MODERN FITTED KITCHEN WITH DINING AREA

15-17 High Street, Epworth, Lincolnshire, DN9 1EP
T: 01427 339100 E: epworth@paul-fox.com

www.paul-fox.com



25 Haxey Lane

Haxey, Doncaster, North Lincolnshire, DN17 4NF
2 Bedroom Detached Cottage



paul fox
the family estate agents

A charming detached village cottage offering beautifully and well proportioned accommodation which must be viewed internally to fully appreciate. The accommodation comprises:

CENTRAL FRONT ENTRANCE HALL

With a stylish composite double glazed entrance door with inset pattern glazing, adjoining windows, traditional straight flight staircase to the first floor accommodation, attractive block wooden flooring and door leading through to:

FINE LIVING ROOM

Measures Approx. 4.37m x 3.79m (14' 4" x 12' 5")

Enjoying a dual aspect with front and rear UPVC double glazed windows, handsome fireplace with a multi fuel cast iron stove within a brick chamber, flagged hearth and beamed mantle, inset modern ceiling spotlights, TV point.

KITCHEN

Measures Approx. 3.97m x 3.1m (13' 0" x 10' 2")

Enjoying a front UPVC double glazed window, extensive range of modern matching low level units, drawer units and wall units with brushed aluminium style pull handles, complimentary patterned working top surface with breakfast bar area, single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead glazed stainless steel canopied extractor with down lighting, tiled flooring, plumbing for appliances, inset modern ceiling spotlights, understairs storage and open access through to:

DINING AREA

Measures Approx. 2.39m x 1.7m (7' 10" x 5' 7")

Enjoying a side UPVC double glazed entrance door allowing access to the garden, surrounding UPVC windows, continuation of tiled flooring from the kitchen.

FIRST FLOOR LANDING

Enjoys a rear UPVC double glazed window and doors off to:

MASTER BEDROOM 1

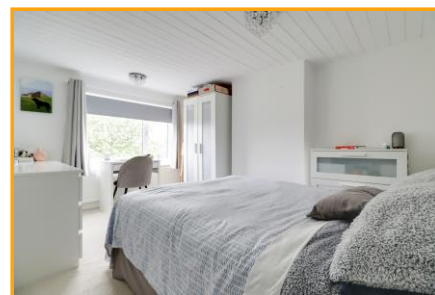
Measures Approx. 3.02m x 3.9m (9' 11" x 12' 10")

Enjoying a front UPVC double glazed window with excellent open views, clad finish to the ceiling, TV point.

FRONT DOUBLE BEDROOM 2

Measures Approx. 3.97m x 3.22m maximum (13' 0" x 10' 7")

Enjoying a front UPVC double glazed window with open views, clad finish to the ceiling.



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

T: 01427 339100 E: epworth@paul-fox.com

www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

25 Haxey Lane

Haxey, Doncaster, North Lincolnshire, DN17 4NF
2 Bedroom Detached Cottage



paul fox
the family estate agents

STYLISH FAMILY BATHROOM

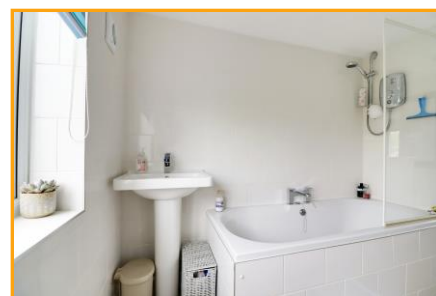
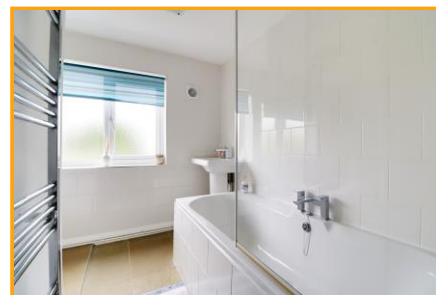
Measures Approx. 2.45m maximum x 2.3m (8' 0" x 7' 7")

Enjoying a front UPVC double glazed window with inset pattern glazing, modern three piece suite in white comprising low flush WC, pedestal wash hand basin, his and hers tiled panelled bath with central mixer tap and overhead electric shower with glazed screen, tiled flooring, fully tiled walls, chrome towel rail.

GROUNDS

The property sits side onto the road with entry via double opening security gates onto an extensive tarmac and pebble driveway that allows for ample parking leading to garaging and enjoys well stocked flower and shrub borders. Gated access leads to a very pleasant fully enclosed and private principally lawned garden with planted borders and a decked seating area.

The property enjoys the benefit of a concrete sectional detached single garage and timber store shed.



15-17 High Street, Epworth, Lincolnshire, DN9 1EP
T: 01427 339100 E: epworth@paul-fox.com

www.paul-fox.com



25 Haxey Lane

Haxey, Doncaster, North Lincolnshire, DN17 4NF
2 Bedroom Detached Cottage



paul fox
the family estate agents

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

DOUBLE GLAZING

There are uPVC double glazed windows and doors.

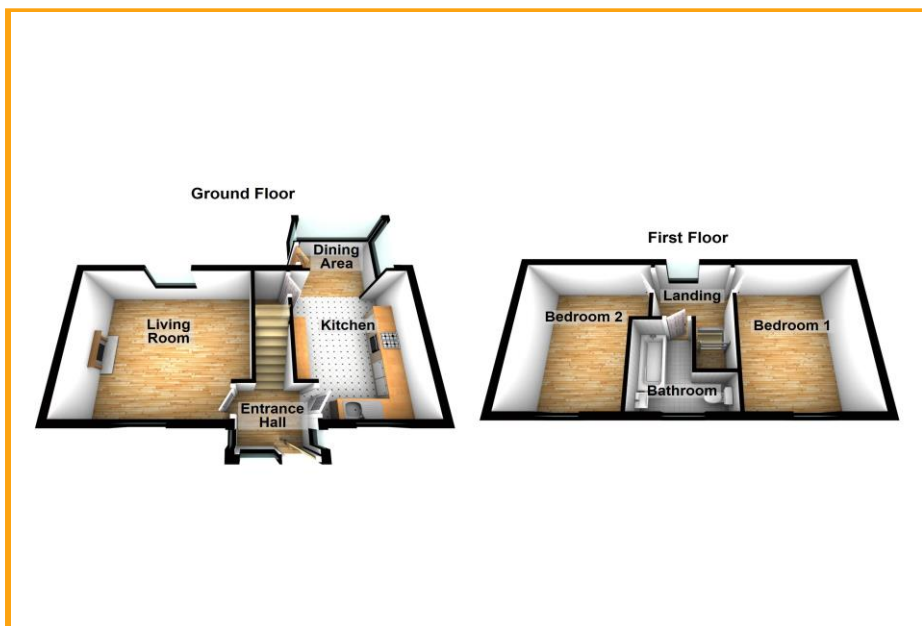
**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent



15-17 High Street, Epworth, Lincolnshire, DN9 1EP
T: 01427 339100 E: epworth@paul-fox.com

www.paul-fox.com

