

**4 Bedroom(s), Detached Bungalow, Freehold**

**Graizelound Fields Road, Haxey.**



- 3D Virtual Tour Available
- Spacious Hallway
- Sociable Kitchen Diner/Family Room
- Utility Room
- Four Bedrooms with En Suite to Master
- Electric car charger point

- Stunning Detached Bungalow with Beautiful Gardens
- Lounge
- Garden Room
- Family Bathroom and Separate Toilet
- Double Garage with extensive driveway for multiple cars

**£465,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754





**Utility**



**Garden Room**



**Cloakroom**



**Master Bedroom with En Suite**





**Bedroom**

**Bedroom**



**Bedroom**



## Family Bathroom



## Externals

### Front



### Rear



## Property Information Form

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £670

Average Annual Gas Bills - £400

Average Annual Water Bills - £388

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 2017

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2017

Boiler Location - Airing cupboard

Approximate Electrical System Installation Date - 1995

Approximate Electrical System Test Date - 2017

Fires/Heaters - Log Burner

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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 