





12 Ash Tree Drive, Haxey

£300,000 Freehold

A STUNNING TRADITIONAL DETACHED BUNGALOW • NO UPWARD CHAIN • DECEPTIVELY SPACIOUS & SUPERBLY PRESENTED ACCOMMODATION • LARGE OPEN PLAN LOUNGE/DINING ROOM • 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE • HOME OFFICE / 4th BEDROOM • ATTRACTIVE FITTED DINING KITCHEN • QUALITY FAMILY SHOWER ROOM • PRIVATE ENCLOSED REAR GARDEN • HIGHLY DESIRABLE & PEACEFUL VILLAGE SETTING

paul fox
the family estate agents





A superbly presented and beautifully maintained traditional detached bungalow peacefully set within the highly desirable village of Haxey offering deceptively spacious accommodation that must be viewed internally to fully appreciate. The vacant accommodation is entered via an inviting reception hallway that leads into a large L-shaped lounge/dining room, useful home office/4th bedroom, attractive fitted dining kitchen with a rear entrance and cloakroom. An inner hallway provides access to a modern shower room and 3 bedrooms with the master having the benefit of an en-suite shower room, the inner hallway also benefits from loft access which has huge potential for a hobby room or further bedroom, subject to approval and consent. The front has low maintenance pebbled gardens with an adjoining driveway leading to an attached single garage. The private rear garden has planted borders that surround a slate garden furthermore adding to the low maintenance. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Epworth office.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Entrance Hall
7' 6" x 5' 9" (2.28m x 1.75m)

Living Room
19' 4" x 22' 0" (5.90m x 6.70m)

Study / Bedroom 4
12' 2" x 6' 3" (3.72m x 1.90m)

Kitchen
10' 10" x 15' 2" (3.30m x 4.63m)

Bedroom 1
11' 0" x 12' 7" (3.35m x 3.83m)

En-Suite
3' 11" x 8' 9" (1.20m x 2.66m)

Bedroom 2
14' 5" x 8' 11" (4.40m x 2.73m)

Bedroom 3
10' 11" x 8' 11" (3.34m x 2.73m)

Shower Room
6' 2" x 8' 9" (1.89m x 2.66m)

Garage
16' 8" x 8' 10" (5.07m x 2.68m)









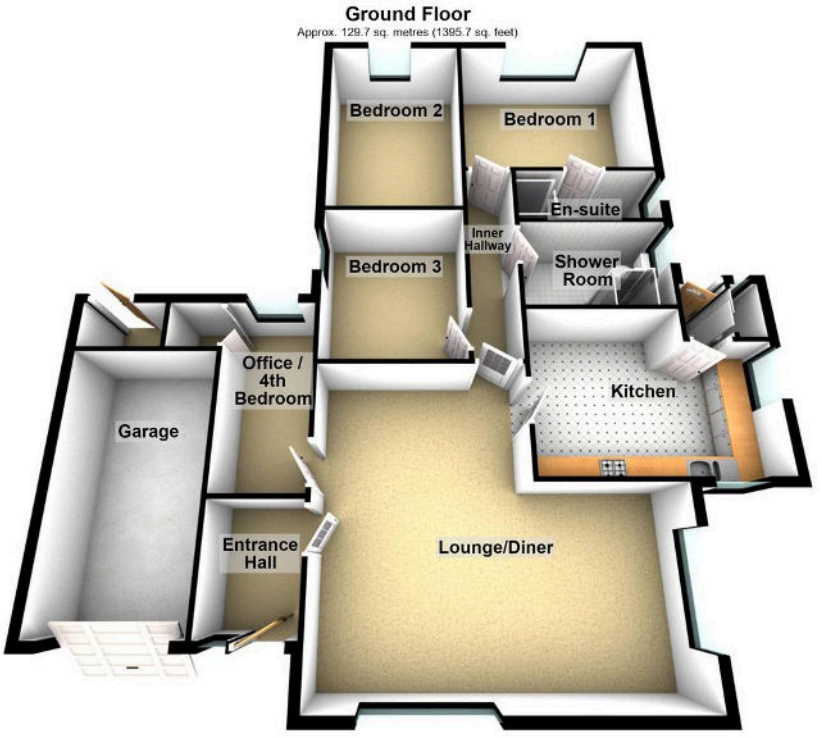








Total area: approx. 129.7 sq. metres (1395.7 sq. feet)



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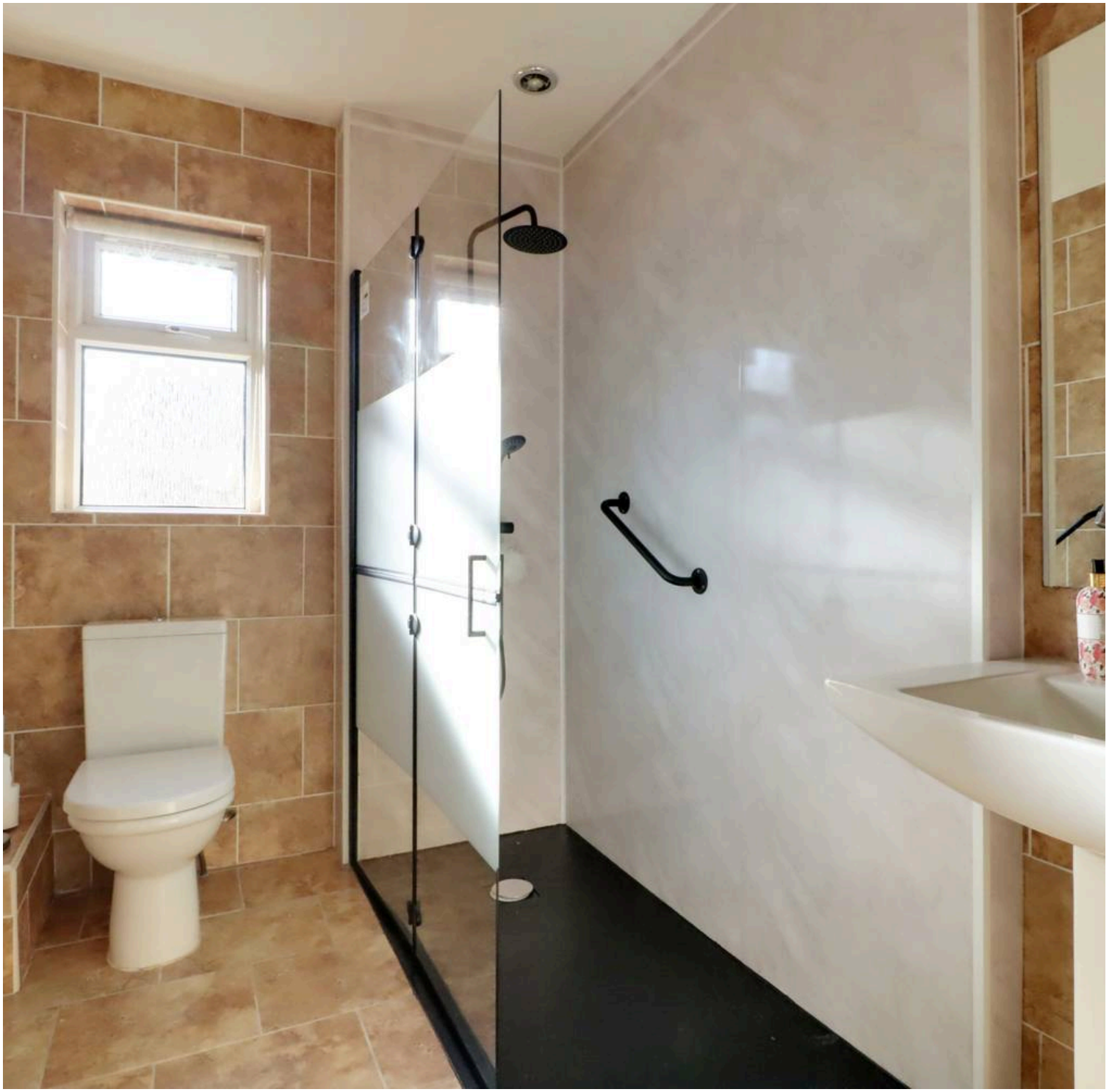

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