



Haxey Grange, Haxey Doncaster DN9 2PW

welcome to

Haxey Grange, Haxey Doncaster

This EXCEPTIONAL four double bedroom DETACHED HOME offers extensive and beautifully appointed internal accommodation plus beautiful grounds with an INDOOR SWIMMING POOL and a twelve person Arctic Cabin. Positioned in the much regarded village of Haxey.



Ground Floor Accommodation

Reception Hall

Entry is via a front facing main entrance door into this inviting reception hall which can also serve as a formal dining room. Rear facing double glazed French doors, two central heating radiators and housing the stairs to the first floor landing.

Cloakroom

Fitted with a wc and wash hand basin. Part tiled walls chrome heated towel rail and a front facing double glazed window with obscure glass.

Living Room

Light and bright main reception room of generous proportions with feature fireplace taking centre stage. Front facing double glazed bay window, side facing double glazed window, French doors overlooking the garden, central heating radiator, coving to the ceiling and wall lights.

Study

Dual aspect study just off the living room with double glazed windows and central heating radiator.

Breakfast Kitchen

Traditional style kitchen fitted with a good range of cabinetry, complimentary worktops and inset sink. Benefiting from a host of integrated appliances including oven, warming drawer, hob and dishwasher plus having space for an American style fridge freezer. Providing plenty of space for a table and chairs and having a front facing double glazed window, two central heating radiators and French doors leading to the conservatory.

Family Room

Currently used as a games room with an 8 foot snooker table. Situated next to the kitchen/dining room and conservatory this space may offer the new owners potential for an annexe should they have a family member requiring semi independent living. Two front double glazed windows, two central heating radiators, wall lights and the properties consumer unit.

Conservatory

Constructed of low level brick with double glazed upvc sealed units and roof. Tiled floor, central heating radiator, French doors and views over the rear garden.

Indoor Swimming Pool

Providing a below ground pool with swim jet system installed and pool cover. Double glazed French doors and windows overlooking the rear garden, tiled floor surrounding the pool, four central heating radiators and wall lights.

Utility Room

A well-appointed utility room provides further practicality and is fitted with base units with a designated area for a washing machine beneath, plenty of work surface space, inset sink with drainer and tiled splashbacks. Central heating radiator, tiled floor and door through to the conservatory.

First Floor Accommodation

Galleried Landing

Providing access to all first floor rooms and having a central heating radiator and loft access with pull down ladder. The loft space benefits from power and light.

Bedroom One

Spacious main bedroom with quality fitted wardrobes and drawers and useful built in storage cupboard. Front facing double glazed window and central heating radiator.

En-Suite

Fitted with a corner shower cubicle, wc and vanity wash hand basin. Front facing double glazed window with obscure glass, chrome heated towel rail, recessed lights, tiled floor and walls and a chrome heated towel rail.

Bedroom Two

Double bedroom with front facing double glazed window and central heating radiator.

En-Suite

Stylish en-suite fitted with a walk-in shower, vanity wash hand basin and WC. Tiling to the floor and walls, recessed lights, heated towel rail and rear facing double glazed window with obscure glass.

Bedroom Three

Double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Four

Double bedroom with a rear facing double glazed window and central heating radiator.

Family Bathroom

Modern family bathroom comprising of a three piece suite including bath, wash hand basin and WC. Front facing double glazed window, chrome heated towel rail, recessed lights and tiling to the floor and walls.

External

Externally the property continues to impress with an open plan front aspect comprising of a well maintained lawn flanked by a smart block paved driveway providing off road parking for multiple vehicles and a detached double garage. Pedestrian access to the rear of the property is provided gated and secure.

The rear garden provides an ideal space for entertaining, offering enclosed gardens with a grassed lawn, established trees, garden shed, outside lighting and a generous paved seating area. The highlight of the garden being a twelve seater Arctic cabin situated to one private corner and ready to enjoy any time of year.

Double Garage

Detached double garage with electric up and over door, power and light connected.

Utilities

All mains services are connected for gas, electric, water and drainage. In respect of the solar panels these are owned and included with the property.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Haxey Grange, Haxey Doncaster

- Beautiful Detached House with Versatile Accommodation
- Indoor Swimming Pool and twelve person Arctic Cabin
- Substantial internal and external accommodation
- Detached Double Garage plus extensive parking
- Highly regarded village location

Tenure: Freehold EPC Rating: B

Council Tax Band: G

Awaiting Photograph

£650,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110830 - 0006

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