Croft House, Brackenhill Road

Eastlound, Haxey | Doncaster | DN9 2LR

Offers In The Region Of £595,000

Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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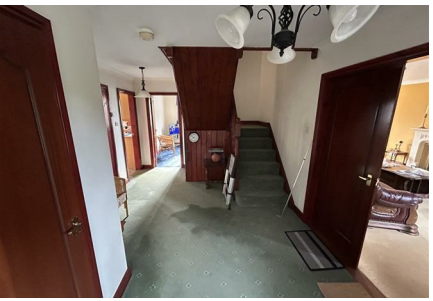
PGM&CO are please to offer this splendid detached house in Eastlound, near Haxey. The property boasts a generous layout with two reception rooms, four spacious bedrooms and four bathrooms, this home provides ample space. Set within 4.18 acres Croft House offers a range of amenity, agricultural and equestrian opportunities (stp).

The house and land present the tranquillity of rural living while still being conveniently located near local amenities. Whether you are seeking a peaceful retreat or a family home with room to grow, it presents scope to embrace the charm of country living.

- 4-Bedroom Detached Home
- Integral garage
- Set in 4.18 Acres
- Further land available by separate negotiation
- Popular Isle of Axholme location

Location

Croft House is situated approximately 22 miles to the north-west from Lincoln, and on Brackenhill Road within the parish of Haxey, a town around 1 mile to the west. Owston Ferry, on the River Trent, is 2 miles to the east. Haxey has a Church of England primary school and a private day nursery. The town also has three public houses, two convenience stores, and a doctor's surgery.



Croft House

The property itself was built in and around the early 1990's, and is constructed in brick and tile, fully fitted uPVC doors and windows.

The accommodation is arranged over two floors and briefly comprises: -

Ground Floor

Entrance Hall

With stairs and under stair storage cupboard.

Hallway

With downstairs toilet to the left upon entry with a toilet and hand basin.

Living Room

21'7" x 13'7" (6.60 x 4.15)

Entered through two double wooden doors. Large room with a coal affect gas fire and there are patio doors to the rear of the property leading on to the patio.

On the left hand side is:

Dining Room

10'5" x 13'7" (3.20 x 4.15)

Sitting Room / Snug

10'7" x 10'7" (3.25 x 3.25)

Kitchen
10'9" x 13'7" (3.30 x 4.15)
Kitchen has fully fitted units with a built in dishwasher, fridge, sink with drainer, gas hob with a built-in oven and tiled floor.

Leading onto:

Utility Room
With tiled floor which has a back door onto the patio, fitted units with a sink, wall mounted gas boiler and plumbing for a washing machine. Linked to that is the:

Shower Room
With shower, toilet and sink, fully tiled walls

Also leading off the Utility Room is a door into the:

Integral Garage
Double garage with 2 x manual doors.

First Floor

Master Bedroom
14'1" x 13'7" (4.30 x 4.15)
Complete with dressing room and a separate en-suite with tiled walls, w.c. shower and a hand basin with storage cupboards under.

Bedroom 2
7'10" x 10'7" (2.40 x 3.25)
Single bedroom, currently used as an office.

Bedroom 3
10'5" x 13'7" (3.20 x 4.15)
With wooden floor.

Bedroom 4
10'9" x 13'7" (3.30 x 4.15)
With wooden floor.

Family Bathroom
With tiled walls, bath, w.c., sink, bidet.

Services
Gas boiler, mains sewerage, mains water and electricity.

Outgoings
Croft House is Council Tax Band E, payable to North Lincolnshire Council.

Outside
Outside in the garden there is a summer house, small wooden tractor shed and a mobile field shelter.

In total the property extends to 4.18 acres.

Further land is available by separate negotiation.

Land
The Land is all sown to grass and is split into three parcels.

The house and garden sits on a large plot of 1.1 acres.

Parcel No: 5962 is 1.2 acres and Parcel No: 5955 is 1.8 acres.

Tenure & Possession
The property is offered for sale Freehold. Vacant Possession will be granted on completion.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

There is a public footpath which runs along a small section of the western boundary of Parcel No: 5962.

VAT

It is understood that the property is not elected for VAT.

Method of Sale

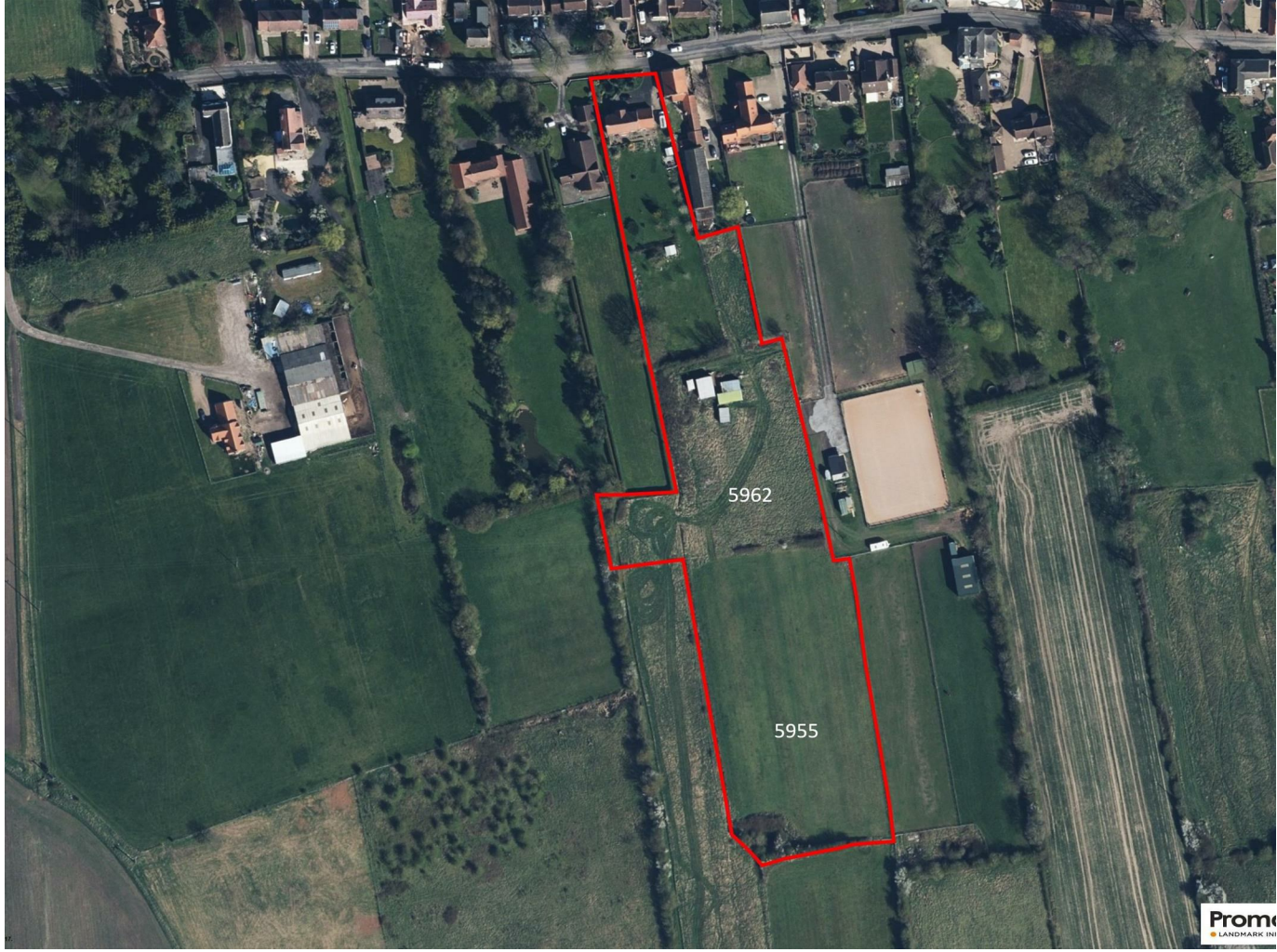
The land is offered For Sale by Private Treaty.

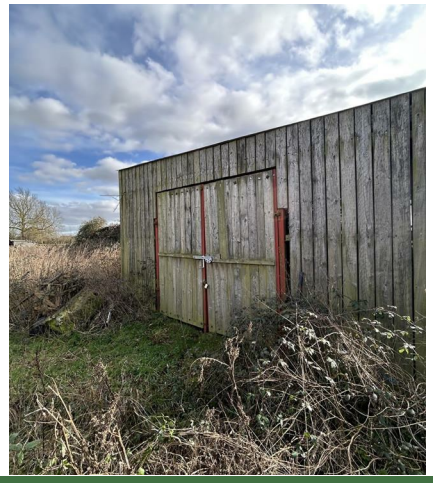
Buyer Identity Check

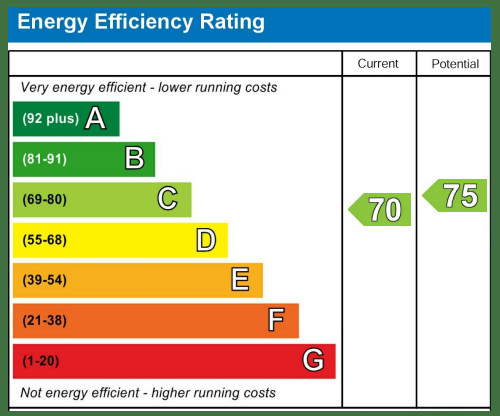
Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

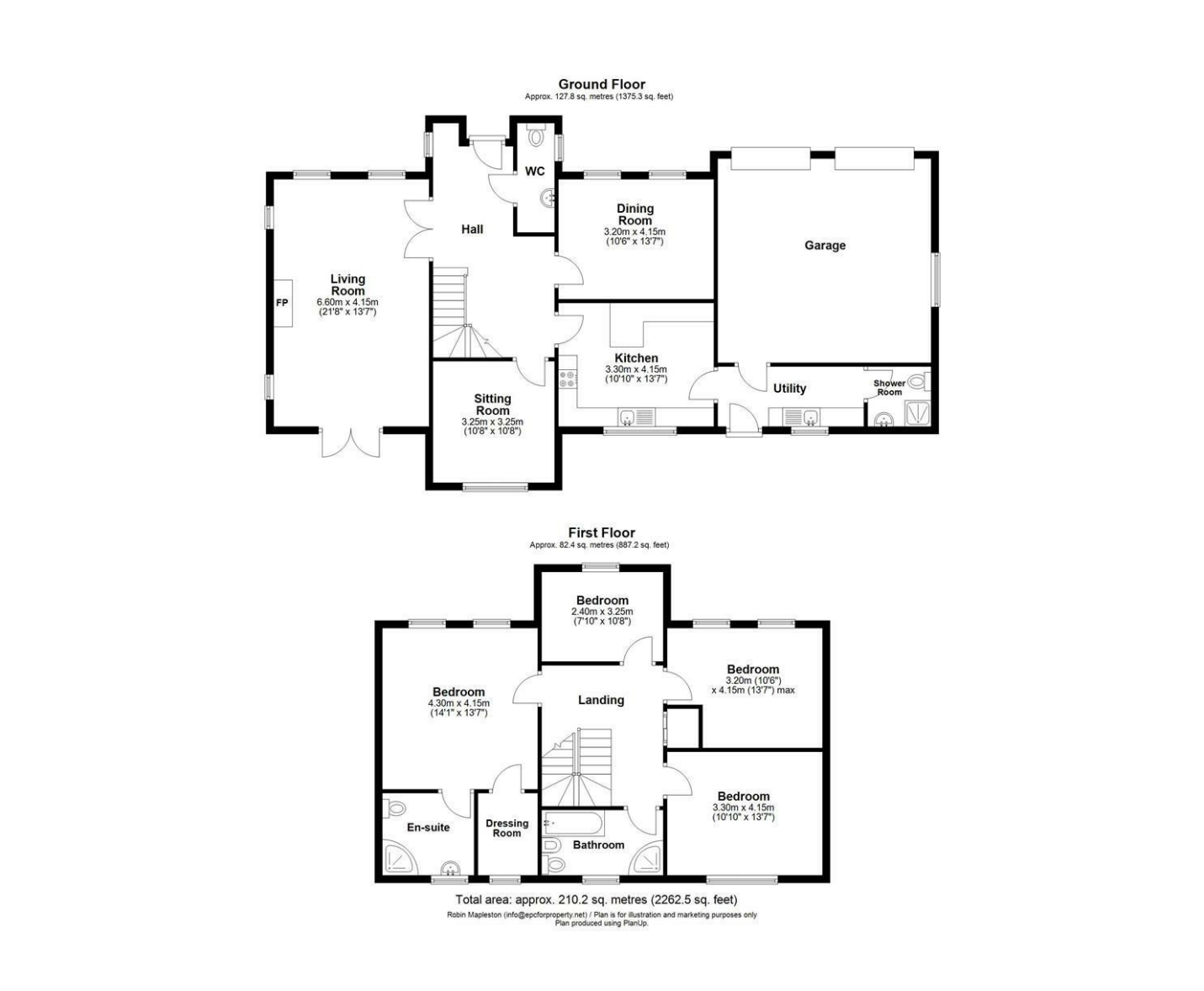
Viewing

Viewing is strictly by appointment, with prior arrangement via the Selling Agent.









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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.