



**4 Maris Way,  
Graizelound, Nr Epworth, DN9 2NB**

• Maris Way Development in Graizelound offers six new build executive 4-bedroom family homes for sale all having two en-suite facilities. Situated a short distance from the historic market town of Epworth famous for the preacher John Wesley and his wonder house! Graizeland is a small hamlet you cannot help fall for with good access to all local amenities to include pubs, post office, small supermarket and Ofsted rated good nursery, infant, junior and secondary school. You will also find village pubs, a florist, doctors surgery, hair salons, churches, new leisure centre with library and more. These six new build houses surrounded by open views are also appealing to commuters with its easy access to the M180 and not far from Doncaster and Sheffield. Inside the houses they are light, bright and beautifully finished, with German made kitchens and spacious bathrooms all to a highest quality finish. All have double garages with electric Hornmann door. Contact Agents to arrange a viewing! •

**From: £549,000**

### Why buy at Maris Way Development?

- New build homes are on average 66% more energy efficient.
- Air Source Heat Pumps - extremely cheap to run.
- LED lights throughout
- Data cables throughout the house
- Integrated German made kitchen with quartz worktops.
- Travertine floors to the ground floor with under floor heating
- Oak doors throughout
- Porcelanosa bathrooms
- All with stone windowsills

**RECEPTION HALL** Entrance door leading to staircase with under stair storage. Under floor heating. LED ceiling spotlights.

**WC** Floating vanity sink unit and WC. Under floor heating. Tiled floor. LED ceiling spotlights.

**LIVING ROOM 12' 5" x 17' 0" (3.796m x 5.184m)** Side and front facing windows. Front facing bay window. Television point. Fireplace recess. Under floor heating. LED ceiling spotlights.

**KITCHEN 31' 0" x 15' 3" (9.455m x 4.671m)** Rear facing bifold doors opening onto the garden and patio area. Fitted German make base and wall cupboards with quartz worktops incorporating single bowl with mixer taps. Central Island/Breakfast bar with display top, induction hob and pan cupboards under. Built in microwave. Caple appliances to include oven, combi oven, warming drawer, dishwasher, fridge freezer, wine chiller and integrated extraction. LED Spotlights. Travertine floor with full underfloor heating.



**LOBBY** Side entrance door. Built in storage.

**UTILITY ROOM 8' 7" x 7' 3" (2.618m x 2.228m)** Rear facing window. Base, wall and larder cupboards to match the kitchen. Worktops incorporating stainless steel single drainer with mixer taps. Provision for washing machine and tumble dryer. Ceiling LED spotlights.

**BEDROOM 1 17' 0" x 12' 6" (5.191m x 3.813m)** Front facing windows. Television point. Radiator. LED ceiling spotlights. Room portioned off with side facing window over farmland. Ideal for dressing room.

**ENSUITE 8' 1" x 5' 10" (2.470m x 1.780m)** Front facing window. Floating vanity unit with drawers and WC. Shower cubicle with rain shower and head and hand shower. Tiled floor. LED Ceiling spotlights. Heated towel rail.

**BEDROOM 2 13' 11" x 11' 7" (4.261m x 3.556m)** Rear facing window with wonderful views. Television point. Radiator.

**ENSUITE** Side facing window. Hand wash basin and WC. Shower cubicle with rain shower and handheld shower. Tiled floor. Heated towel rail. LED ceiling spotlights.

**BEDROOM 3 10' 11" x 8' 6" (3.351m x 2.603m)** Rear facing window. Television point. LED ceiling spotlights. Radiator.

**BEDROOM 4 12' 2" x 11' 4" (3.712m x 3.473m)** Front facing window. LED ceiling spotlights. Radiator.

**BATHROOM 10' 11" x 5' 11" (3.352m x 1.813m)** Rear facing window. WC and floating vanity sink with drawers. Bath with shower over and side screen. Tiled floor. LED ceiling spotlights. Heated towel rail.

**OUTSIDE** To the front there is a lawned garden and pathway leading to the front entrance doorway. At the rear there is a porcelain patio area and lawned garden all enclosed by a wooden fenced boundary.



## EPC TO GO HERE

## FLOOR PLAN HERE

**SERVICES:** Mains water, electricity and drainage.

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236