



Newlands Lane, Epworth DN9 1JA

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EXCLUSIVE



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We offer to the market a five bedroom detached property situated on the outskirts of the village of Epworth and being sold with NO CHAIN complications this period farmhouse is set in its own grounds and has many original features. VIEWING HIGHLY RECOMMENDED.





DESCRIPTION

Briefly the property comprises entrance hall, two reception rooms, kitchen diner, shower room and conservatory to the ground floor, With FIVE bedrooms and a family bathroom to the upper floor. Whilst outside is a wrap around garden with an orchard, polytunnel and hobbit hut with fire pit and separate gated parking area for multiple vehicles. The property also benefits from oil central heating and double glazed windows.

Epworth is a market town in the Isle of Axholme lying on the A161 about halfway between Goole and Gainsborough and has a range of amenities including shops, hotel, public houses, leisure centre, a church and primary school.

ACCOMMODATION

The property is accessed from the front via a door with glass panel leading into:

ENTRANCE HALL

4'8" x 19'0"

Providing access to the reception rooms, kitchen diner and inner hallway via an archway with moulded ceilings and rose, wooden flooring.

RECEPTION ONE/lounge

14'9" x 14'0"

Feature fireplace with slate hearth housing log burner, TV point, windows to the front and side elevations, open plan leading into:

KITCHEN DINER

15'8" x 16'2"

A country style kitchen with wooden base units, space for range style cooker, beam to ceiling with spotlights, tiled flooring, wooden door into pantry, Belfast sink, two windows to the side elevation, uPVC door with glass panel leading into:

RECEPTION TWO/SITTING ROOM

14'8" x 14'0"

Feature fireplace with slate hearth and wood mantle over, log burner, two TV points, coving to ceiling, wood panel flooring and window to the front elevation.

CONSERVATORY

25'7" x 5'9"

Tiled flooring, plumbing for washing machine, coat hanger and uPVC door with glass panel to the side accessing the rear garden.

INNER HALLWAY

15'3" x 10'4" to maximum dimension

Giving access to the shower room, stairs to first floor landing with understairs cupboard with power, rose to ceiling and radiator.



SHOWER ROOM

7'1" x 9'9"

Tiled throughout with walk in Mira shower and control panel, pedestal wash hand basin, low level flush w.c., extractor fan, laminate wood effect flooring, window to the rear elevation.

FIRST FLOOR LANDING

Split-level landing with Bedroom five off to the split level and the remaining rooms to the first floor landing.

BEDROOM ONE

12'4" x 13'11"

Two built in wardrobes, coving to ceiling, window to the front elevation and radiator.

BEDROOM TWO

13'0" x 14'0"

Built in cupboard, windows to the front and side elevations, radiator with shelf over.

BEDROOM THREE

9'6" x 10'6"

Steps down to bedroom, shelf over clothes rail, window to the side elevation and radiator. Door leading into:



EN SUITE

With mosaic tiled shower and Mira Spirit electric shower, pedestal wash hand basin with mirror over, low level flush w.c., extractor fan, laminate flooring, frosted window to the side elevation and radiator.

BEDROOM FOUR

9'6" x 10'9"

Steps down into bedroom, built in wardrobe, window to the rear elevation and radiator

BEDROOM FIVE

7'2" x 14'9"

Currently used as an office with sloping roof, Velux window and radiator.

FAMILY BATHROOM

5'11" x 9'6"

Half tiled with free standing bath with shower attachment to taps, pedestal wash hand basin, low level flush w.c., vanity unit and wall mirror, extractor fan, window to the front elevation and radiator.

EXTERNALLY

The garden is laid to lawn with mature shrubs, trees, and an orchard. There



is a large polytunnel included and a path leading to a hobbit hut (3.40 x 3.15) with fire pit and wood panelling internally. Wooden shed, stone chip area to the rear of the conservatory with log store. A separate stone chip area provides a further seating area overlooking a pond with two storage units near the boundary.

There is a gated access to a large drive allowing off street parking for several vehicles and this leads to the house with an oil tank to the side and floor mounted external boiler at the side leading round to the conservatory at the rear.

COUNCIL TAX

Through enquiry of the Lincolnshire Council we have been advised that the property is in Rating Band 'E'

TENURE - FREEHOLD

AGENTS NOTE

We are advised that the septic tank has now been replaced with a sewage treatment plant and is now fully compliant.

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sellers to successfully complete these checks before any property transaction can
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracies or omissions can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Ground Floor
108 sq m/1162.50 sq ft
Approx.

First Floor
99 sq m/1065.62 sq ft
Approx.

Outbuilding
8 sq m/86.11 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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