

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

NEW HOME



PLOT 1 off BELTON ROAD, EPWORTH

• A very private and desirable setting in the centre of Epworth • 3 outstanding **NEW HOMES** each having 4 Bed En-Suite accommodation • **2 BUNGALOWS** and **1 HOUSE** • Each with large/double **GARAGE** and visitor parking • High spec designer interiors • Energy efficient Air Source **HEATING** • Historic small country town (tourist attraction) with excellent amenities and communications •



£410,000 VIEW NOW

Epworth is an historic small country town with a “village” feel, thriving town centre, cafes, restaurants, etc. Schools, places of worship, leisure centre and pool and a lot going on.

ACCOMMODATION (Room sizes approx. only)

Ground Floor

Arched porched front ENTRANCE

RECEPTION HALL with white doors opening off, brushed metal electrical fittings (throughout), radiator, understairs cylinder cupboard and oak/glass staircase.

VANITY/CLOAKS co-ordinated tile finishes, wash hand basin in vanity unit, toilet, vanity shelf, radiator, fan and downlights.

Super open-plan LIVING-DINING-KITCHEN (9.3m x 3.4m plus bay) rear garden views, good lounge and dining space, veined marble floor tile finish, projecting bay with patio doors to rear garden and terrace, 2 radiators, multi downlights, designer fully fitted units and white/sparkle quartz counters and splash upstands, 1 ½ bowl sink, integral fridge, freezer, fan oven, microwave oven, induction hob, canopied fan and dishwasher, etc.

UTILITY to match the Kitchen with provision for laundry appliances, radiator and side external door.

SITTING ROOM (4.8m x 3.8m) front outlook, radiator and tv point.

DINING ROOM (3.2m x 3.1m) also front facing with radiator and flexible for home office or Bed alternative use.

Oak and strengthened glass single flight
Staircase to 1st Floor

Open LANDING with quiet area space for possible Media Area user, radiator and excellent natural light from skylight window.

Double BEDROOM 1 (4.3m x 3.8m) and **EN-SUITE** with twin skylight windows, radiator and tv point. **EN-SUITE** leading off with tiled finishes, double size cubicle with rain shower and hand spray, toilet, wash basin in vanity unit, towel radiator, fan and downlights.

Rear double BEDROOM 2 (4.3m x 3m) with twin skylight windows, radiator and tv point.

Rear double BEDROOM 3 (3.8m x 2.8m) with twin skylight windows, radiator and tv point.

Front double BEDROOM 4 (4m x 3.2m) with twin skylight windows, radiator and tv point.

Main BATHROOM tiled finishes, downlights, radiator, bath with towel radiator, toilet, wash basin in vanity unit and skylight window.

OUTSIDE

Paved walkway to front entrance.

All round gated access. Secure enclosed rear landscaped garden with turfed lawn and paved terrace. Outside lighting and water tap.

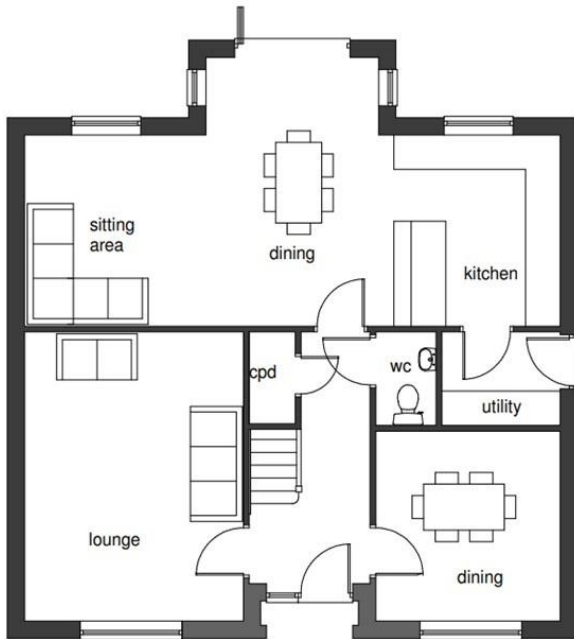
Forecourt abreast parking in front of detached large **GARAGE** (5.2m x 5.9) with remote control roller door entry.

SERVICES

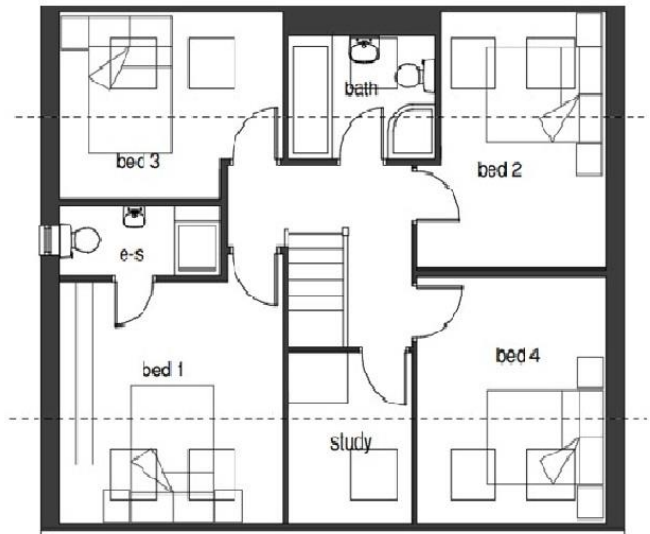
Mains water, electricity and drainage

- Air source low energy heating to radiators
- Security system
- Water mist fire system





ground floor plan



first floor plan

Plans subject to variation



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