

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924

**NEW HOME**



## **PLOT 3 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 •



**£450,000 VIEW NOW**

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

**ACCOMMODATION** (room sizes approx. only)

**HALL and Main RECEPTION** natural oak doors leading off, radiator, brushed metal electric fittings (throughout) and Hall cupboard.

**Main LOUNGE** (4.5m x 4.25m) 2 radiators, tv point and sliding patio doors to garden and terrace.

**LIVING and DINING KITCHEN** ((6.7m x 5.75m) veined marble design floor tile finish to complement the fully fitted kitchen with white/sparkle quartz counters, meal bar and splash upstands. Integrated fan oven, canopied fan, microwave oven, induction touch control hob, dishwasher, fridge freezer, wine chiller, multi downlights, double aspect garden views, patio doors to terrace, 2 radiators, etc.

**UTILITY** leading off to match the Kitchen with base and wall units, quartz counter top, fully integral auto washer and tumble dryer, radiator and external door.

**BATH/SHOWER ROOM** tiled finishes, bath (rain shower over and screen), toilet, wash basin in vanity unit, radiator, fan and downlights.

**BEDROOM 1** (3.97m x 3.5m) and **EN-SUITE** double aspect views, french doors to garden and terrace, tv point, radiator and **EN-SUITE** leading off with co-ordinated tile finishes, curve-line easy access cubicled shower, wash basin in vanity unit, toilet, towel radiator, fan and downlights.

**BEDROOM 2** (3.4m x 3m) side facing, radiator and tv point.

**BEDROOM 3** (3.4m x 3.1m) front outlook, radiator and tv point.

**BEDROOM 4** (3.45m x 2.7m) side garden view, radiator and tv point.

## **OUTSIDE**

The largest plot with forecourt abreast paved parking space in front of linked double **GARAGE** (5.2m x 4.7m) with remote control roller door and rear personal door to garden. Main Reception with light. Gated path (with bin store) to extensive wrap around turfed lawn, 2 paved terraces, privacy and south and west aspects. External lighting and water tap

## **SERVICES**

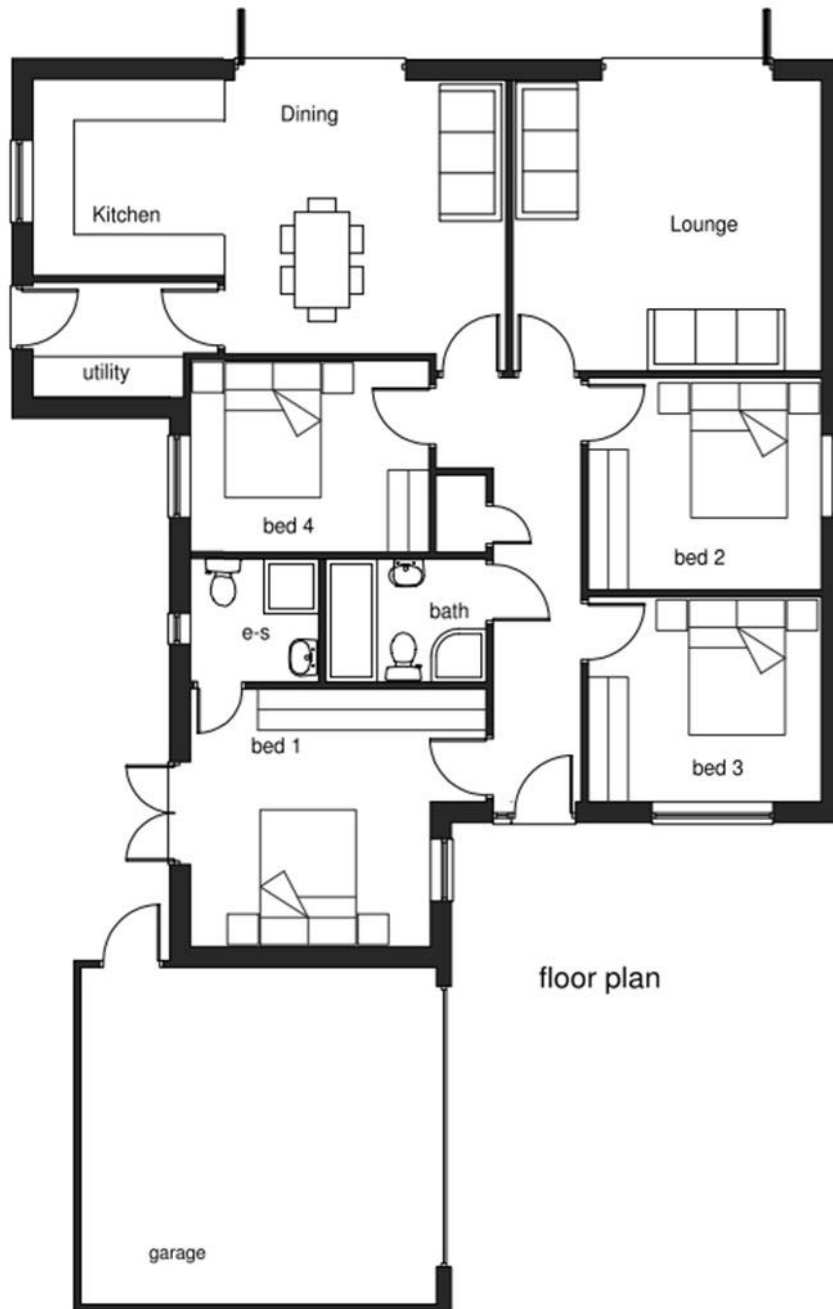
Mains water, electricity and drainage

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





PLANS SUBJECT TO VARIATION



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