

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

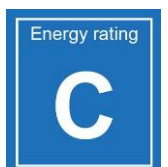


28 Forge Drive, Epworth, DN9 1JN

- ‘Executive’ detached **5 BED- 2 EN-SUITE** Family house • Superbly presented with designer interior and landscaped exterior • Garage and good parking • PVC double glazing • Gas central heating • Community location with good access to central Epworth and amenities •



£380,000 MUST BE VIEWIED



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

Accommodation (room sizes approx. only)

Main Front ENTRANCE

RECEPTION HALL ‘Karndean’ luxury flooring, mat well, radiator, understairs cupboard and oak doors leading off.

Through LOUNGE/DINER (6.9m x 3.5m) front open outlook, french windows opening to landscaped garden, blinds, mantled fireplace with gas ‘living flames’ fire, coving, 2 radiators and tv point.

Separate DINING ROOM/SNUG (3m x 3m) ‘Karndean’ luxury flooring, front outlook, blind, radiator and coving.

CLOAK ROOM (1.9m x 0.9m) tiled floor and coordinated décor, toilet, wash basin, towel radiator, fan and mirrored cabinet.

Superb KITCHEN DINER ORANGERY (6m x 3m min) design and re-fit by Axholme Kitchens, vinyl strip flooring. Orangery live/diner section with french window access to landscaped garden, 2 tone extensive units and island with counters, brunch bar, upstands, composite sink mixer tap, integrated eye level double oven and grill, ceramic hob, canopied fan, slide in space for dishwasher, multi down lights, wall mounted tv provision, side window, blinds, etc.

UTILITY (1.9m x 1.8m) to match with sink, base and wall units, counter, slide in provision for laundry appliances, integrated microwave, designer wall clock, fan and back door.

Oak railed stairs to First Floor

LANDING with front window, blind, cylinder cupboard, radiator and smoke alarm.

Main ‘super king size’ BEDROOM (5m x 3.6m) and **EN-SUITE**. Front outlook, blind, ‘Hammond’ extensive bedroom furnishings, radiator, concealed tv housing, **EN-SUITE** (2.1m x 1.8m) leading off with ‘Karndean’ luxury flooring, tiled décor, window with blind, shaver point, towel radiator, fan, curve-line cubicle, wash basin and toilet, etc.

BEDROOM 2 (3.2m max x 3.1m) front outlook, blind, radiator and recessed double wardrobe.

BEDROOM 3 (3.7m max x 3.1m) radiator, rear outlook and recess for wardrobe.

House BATHROOM (3.3m max x 1.8m) double ended bath (with hand spray) cubicled shower, wash basin, toilet, multi down lights, fan, towel radiator, ‘Karndean’ luxury flooring, etc.

Oak railed stairs to Second Floor

LANDING with smoke alarm, sky-light window and access to eaves storage.

BEDROOM 4 (4.3m x 3.9m) and **EN-SUITE**. ‘Hammond’ quality fitted wardrobes, dormer and sky-light windows, blinds, radiator and **EN-SUITE** leading off with cubicled shower, wash basin, toilet, towel radiator, ‘Karndean’ luxury flooring, fan and sky-light window.

BEDROOM 5 (4.3m x 3.7m) currently utilised as gym with radiator, dormer and sky-light windows and blinds.

OUTSIDE Good location and parking options with verged frontage, off road parking in front of **GARAGE** with remote control door entry.

Front landscaping with parking. All round access to enclosed/walled landscaped private rear garden with mature hard and soft plantings, circular edged lawn, stone paved patio and terrace, water tap, lighting, secure gates, bin store, etc.

SERVICES (not tested)

- All mains services • Gas central heating • Hive
- Security system
- CCTV

LOCAL AUTHORITY

North Lincolnshire Council

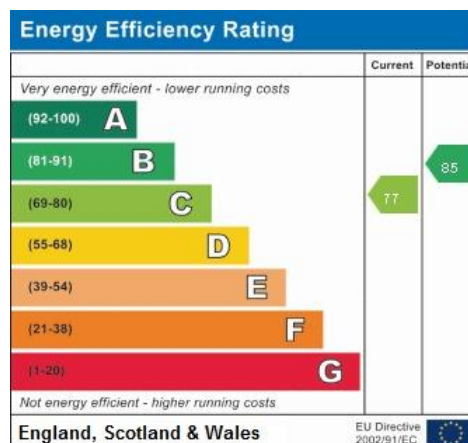
COUNCIL TAX Band ‘E’ (on-line enquiry)

TENURE

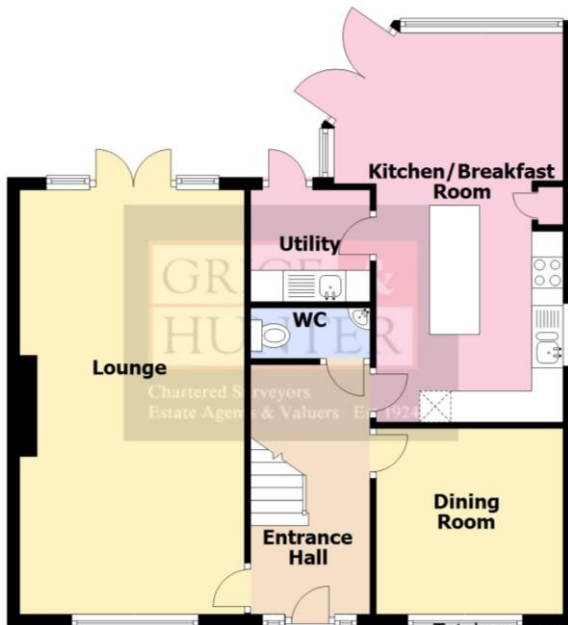
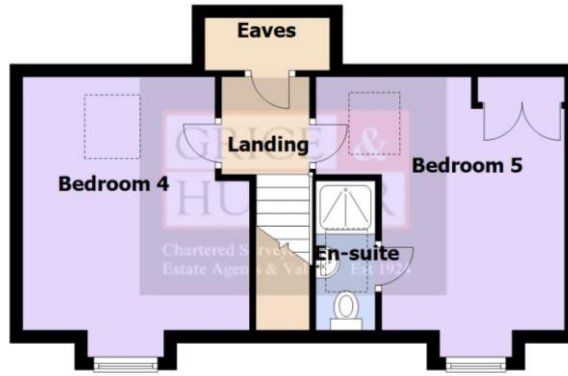
Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter
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