

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 24 Rectory Street, Epworth, DN9 1HS

- Immaculate and enlarged 4 BED detached house in prime Epworth location • On landscaped and enjoyable gardens of about 1/4 ACRE • Quality stylish finishes throughout • Garden “leisure lodge” (versatile) and bbq terrace • Far reaching southerly rear views •



**£395,000**



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

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

### Ground Floor

**Front RECEPTION** with cloaks hooks, hat shelf, radiator, coving and ‘oak’ flooring extending to:-

**HALL** with oak internal glazed doors and spindled staircase leading off (with open area beneath), radiator and wall light.

**LOUNGE** (4.6m x 3.3m) front bow window outlook, coving, radiator, tv provision and contemporary mantled fireplace with electric illuminated heater.

**Superb combination LIVING and DINER and KITCHEN** (7.8m x 3.4m and 3.8m x 2.5m). **The Kitchen** is rear facing recently “designer” re fitted with units maximising space, extensive counter tops, cupboards, meal bar, drawers, 1 ½ bowl sink with mixer tap and filter water. Integrated warming drawer, eye level double oven, induction hob, dishwasher, fridge, microwave, freezer, wine chiller, under cabinet lighting, kick panel radiator, under floor heating and Kardean flooring extending to family size **Diner** (with radiator) and **Sitting Room** having double aspect garden views, radiator and wall mounted tv provision. Window blinds and multi down lights, etc.

**UTILITY** (2.5m x 2.3m) to match the Kitchen with base cupboards, sink, mixer tap, provision for laundry appliances, side external door, radiator and communicating door to reduced Garage.

**CLOAK ROOM** (1.4m x 0.9m) contemporary suite comprising toilet and wash basin, tiled finishes, fan, window blind and towel radiator.

Single flight oak staircase to First Floor.

### LANDING

With access to roof space, down lights and airing/cylinder cupboard.

**BATHROOM** (2.6m x 1.7m) with vanity unit, inset wash bowl (with mirror above) and wc, shower bath with screen, mixer tap and mains fed shower over. Tiled finishes, under floor heating, towel radiator, down lights, fan, window blind, etc.

**Main BEDROOM** (2.3m x 6.4m) wood grain flooring, fitted custom furnishing including bedside cabinets, vanity unit and extensive wardrobes, radiator, feature picture window to panoramic view, blinds and wall mounted tv provision.

**Front BEDROOM 2** (3m x 3.5m) coving, radiator, window blind and wall mounted tv provision.

**Rear BEDROOM 3** (3.7m x 3m max) panoramic view, radiator and coving.

**Front BEDROOM 4** (2.1m x 2.5m max) window blind, radiator and tv point.

### OUTSIDE

Walled and verged frontage to Rectory Street. Lawn with borders and 2 car parking court in front of the house, quality resin surface finishes and all round secure gated access to south facing the spectacular and large landscaped rear garden laid primarily to lawn (with gate at the rear to right of way and open unobstructed rural landscape).

Private secluded lower patio with planted garden, water, outside lighting and easy steps to:-

Upper sun and bbq terrace and **Leisure/Garden Lounge structure** (4m x 3m) incorporating shed (to rear) with light, power, window blinds and suiting possible alternative home office or bed sit user.

**Reduced GARAGE** (2.6m x 2.5m) with remote control roller door, light, power, base and wall units and counter.

### SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to radiators.
- Solar energy P.V panels on rewarding terms reducing electricity bills
- Ring security cameras covering front and rear.

### LOCAL AUTHORITY

North Lincolnshire Council

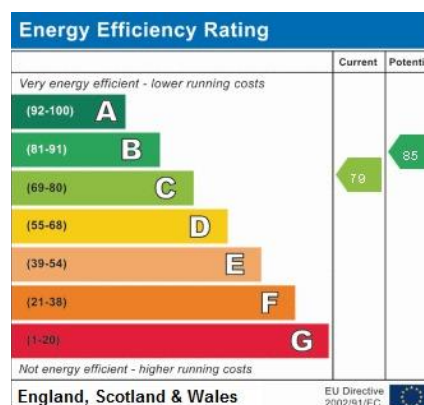
**COUNCIL TAX** Band ‘C’ (on-line enquiry)

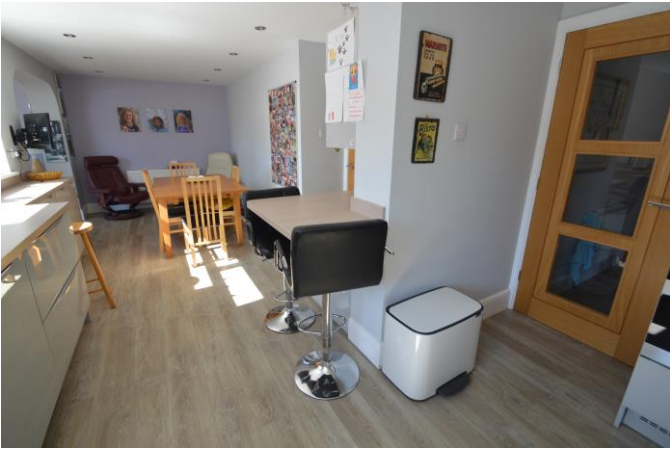
### TENURE

Freehold.

### VIEWING

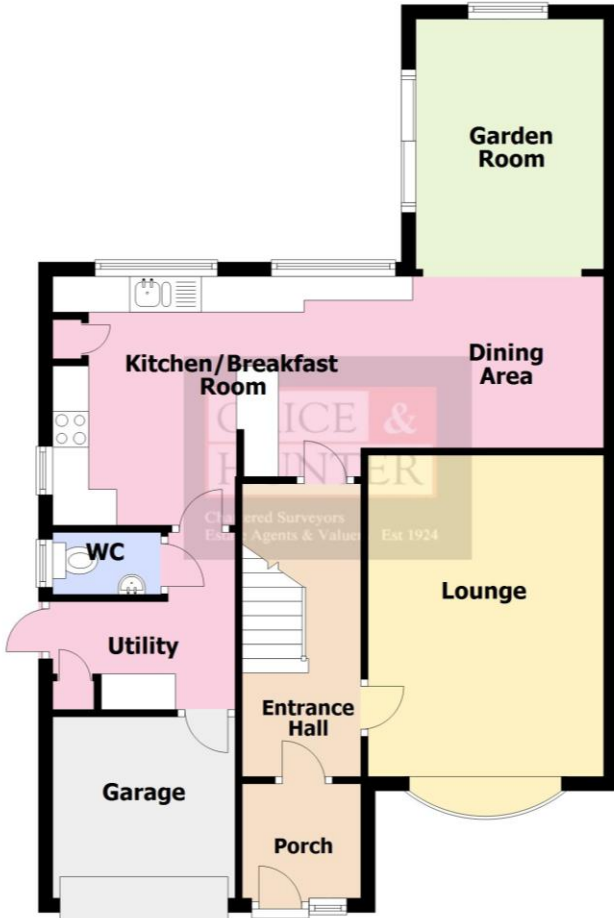
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## Ground Floor

Approx. 71.0 sq. metres (764.0 sq. feet)



## First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 123.4 sq. metres (1328.0 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**24 Rectory Street**



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