

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## “Faith Cottage” 23 Rectory Street, Epworth, DN9 1HX

- 3 double Bed En-suite character house • 2 Reception Rooms • New “designer” fully fitted Kitchen • Separate Laundry and Cloaks • Very private rear garden • Stylish interior
- Totally individual
- Favoured residential location close to central Epworth •



**£240,000**



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

**Entrance Porch** with stylish PVC front door to:-

**RECEPTION HALL** staircase leading off with open space beneath, radiator, oak wood grain flooring and white internal doors leading off.

Walk-in **STORE** (2m x 0.8m) with window, shelving and coat hooks.

**THROUGH LOUNGE** (5.5m x 3.4m) oak wood grain flooring, french windows to rear garden and terrace, front window (with blind) mantled fireplace with feature lighting and “living flame” gas fire, tv provision, coving and radiator.

**2<sup>nd</sup> LOUNGE/DINER** (3.6m x 2.8m) front outlook (with blind) coving and radiator.

**CLOAKS/WASH ROOM** (1.9m x 1.8m) newly remodelled with wash basin and toilet integrated in white vanity unit, and continuous counter with slide under provision for auto washer, window and tiled finishes.

**Superb KITCHEN DINER** (3.7m x 2.8m) newly remodelled with luxury vinyl floor, counter top contrasting with extensive units in Midnight Blue featuring under cabinet lighting, 1 ½ bowl sink with mixer hose tap, wine rack, cupboards, carousel, pan drawers, integrated fan oven, induction hob, fridge, freezer slide under space for dishwasher, concealed boiler etc. Rear garden view, side external door, window blinds, radiator, coving, etc.

Single flight stairs to first floor **LANDING** with radiator.

**BEDROOM 1 and EN-SUITE** (4.8m x 3.6m) super king size with 2 front facing windows, over stairs store cupboard radiator, and tv provision. Direct access to remodelled **EN-SUITE** (2m x 1.7m) tiled finishes, and vinyl flooring to complement double size door less entry shower cubicle, wash basin, wc, mirrored cabinet, radiator and window.

**DOUBLE BEDROOM 2** (3.6m x 3.5m) super king size with front view and radiator.

**DOUBLE BEDROOM 3** (3.7m x 2.8m) super king size with rear outlook, radiator and corner airing cupboard.

**MAIN BATHROOM** (2.5m x 1.8m) containing bath (with electric shower over) washbasin, toilet, radiator, window and tiled décor.

## OUTSIDE

Unrestricted frontage parking. Enclosed private unoverlooked rear lawned garden with colourful seasonal plantings, sun patios, outdoor dining and lounging terrace, lighting, water tap and garden shed.

## SERVICES (not tested)

- All mains services
- Gas central heating to radiators.
- Solar P.V panels - fully owned – beneficial feed in tariff – financial income payment every 83 days for unexpended electricity.

## LOCAL AUTHORITY

North Lincolnshire Council

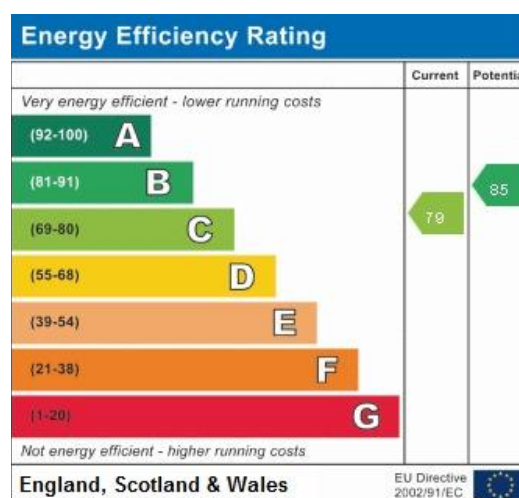
**COUNCIL TAX** Band ‘C’ (on-line enquiry)

## TENURE

Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684







### Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



### First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 120.0 sq. metres (1291.5 sq. feet)

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

### Faith Cottage, 23 Rectory Street

23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk

7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk

#### Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

#### Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.