

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



51 High Street, Epworth, DN9 1JS

- A deceptively spacious and conveniently situated 3 Bedroom (En-Suite) Detached Bungalow with south facing garden and large Detached Garage • Maintained to the highest standard •
- Excellent Dining Kitchen • Lounge with garden view • Separate Utility/Cloakroom •
- Gas central heating and Double glazing throughout •



£395,000 ONO - NO CHAIN



DESCRIPTION

A well-built and larger than average Detached Bungalow originally constructed in the mid 1980s and offering superbly maintained accommodation and grounds. The property benefits from the convenience of a central Epworth position and therefore within easy access of the excellent range of facilities in this ever popular rural town. The bungalow includes: -

- A side entrance and inner hall with storage off
- Lounge with south facing patio doors to the courtyard garden
- Extensively fitted Dining Kitchen with integral appliances
- Main Bedroom and En-Suite Shower Room
- 2 Further good sized Bedrooms
- Bathroom including shower cubicle
- Utility Room with Cloakroom off
- Excellent modern Garage with electric door and adjoining Sun Room suitable for hobbies or home office, etc
- Extensive driveway and car parking space
- Well tended gardens and grounds

Accommodation (room sizes approx. only)

RECEPTION HALL with panelled exterior door, radiator and laminate flooring.

INNER HALL with large walk-in cloaks/storage cupboard and laminate flooring. Access to loft space with floor boarding, light and loft ladder.

LOUNGE (4.83m x 3.64m) having south facing PVCu double glazed patio doors to the rear garden, decorative fireplace with wooden surround and coal effect gas fire, radiator and laminate flooring.

DINING KITCHEN (6.0m x 3.94m) a twin aspect room, extensive units to all sides including dresser with display cabinet, work surfaces, 1 ½ bowl stainless steel sink, integrate fridge/freezer, 5 ring gas hob with extractor over, Hotpoint double oven, Bosch dishwasher, wall cabinets, radiator and laminate flooring.

UTILITY ROOM (3.0m x 2.4m including cloakroom) with tiled flooring, base and wall storage cupboards, stainless steel sink, work surfaces, plumbing for washer and dryer, wall mounted gas central heating boiler. Exterior door.

CLOAKROOM with wc, tiled flooring and part tiled walls.

BEDROOM 1 (3.65m x 3.64m) with radiator, front facing window, fitted bedroom furniture comprising double wardrobes, bedside cabinets, storage cupboards and drawer units. Laminate Flooring.

EN-SUITE SHOWER ROOM (2.68m x 0.87m) including white suite comprising wc, wash basin and shower cubicle. Fully tiled walls, tiled flooring, towel radiator and electric shaver point.

BEDROOM 2 (3.95m x 3.0m) with radiator, rear garden view, fitted wardrobes and drawer unit, Laminate flooring.

BEDROOM 3 (4.24m x 2.44m) with radiator, laminate flooring, front facing window and built in storage cupboard.

BATHROOM (2.77m x 2.70m) having a 4 piece white suite including panelled bath, vanity wash basin, large shower cubicle and wc. Tiled flooring, towel radiator and part tiling to walls.

OUTSIDE

Walled frontage garden with resin bonded finish to parking court.

Long side driveway with parking space for several cars and giving access to the: -

Detached Brick and Tiled GARAGE (5.97m x 5.50m) being of cavity brick and block construction and with electric roller door, PVCu double glazed side door/window, electric light/power and work bench included.

Adjoining SUN ROOM (5.45m x 2.88m) with PVCu double glazed entrance door, window and patio doors to rear terrace. Electric radiator, tv aerial point, electric light/power.

South facing courtyard garden area with private seating space and further gated area to the side of the bungalow.

Outside lighting, water tap and power sockets, etc.

SERVICES (not tested)

Mains water, electricity, drainage and gas.

Gas fired central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

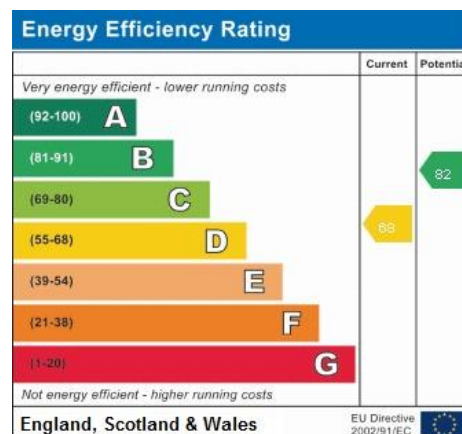
COUNCIL TAX Band 'D' (on-line enquiry)

TENURE

Freehold.

VIEWING

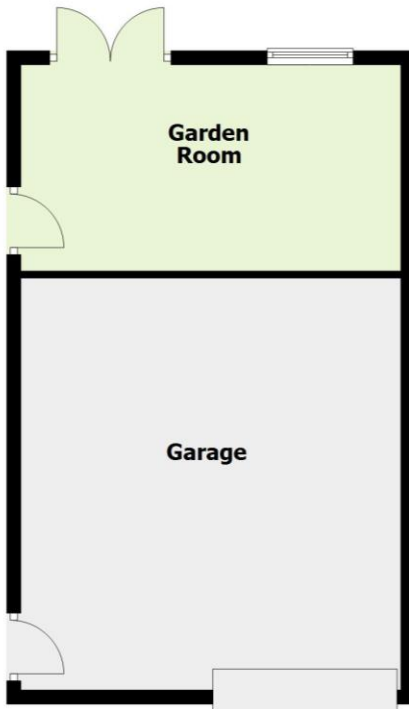
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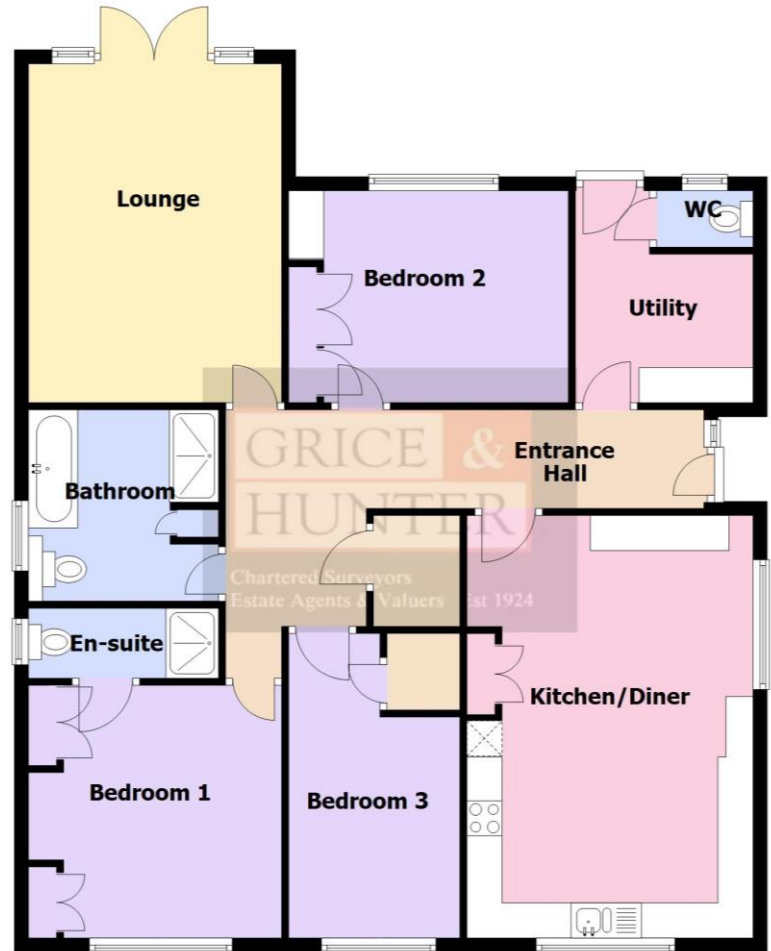
Garage

Approx. 48.1 sq. metres (517.6 sq. feet)



Ground Floor

Approx. 115.0 sq. metres (1237.5 sq. feet)



Total area: approx. 163.1 sq. metres (1755.1 sq. feet)

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

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