



## 1c, Central Farm, Market Place, Owston Ferry, DN9 1RB

- In the historic Market Place area of this charming riverside village community
- 2 Bed modern conversions
- In a court yard setting with allocated parking (2 spaces)
- High Standards
- Retained features
- Spacious accommodation
- Central heating
- PVC double glazing

Owston Ferry has a fascinating history throughout the ages and remains one of the strongest village communities in the Isle of Axholme. 3 miles Epworth – 9 miles Gainsborough – 16 miles Doncaster and 12 Scunthorpe.

The village offers • Friendly Inns/Eateries • Mini Market • Post Office • Primary School • Doctors Surgery • Billiards Room • Recreation Field with child’s play area and exercise equipment • Countryside and Riverside Walks • Smithy Museum • Local social groups and organisations, etc •

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

**Ground Floor**

**KITCHEN** (4.2m x 2.7m) fitted out.

**LOUNGE** (4.2m x 4m) with staircase leading off.

**First Floor**

**BATHROOM** (3.4m x 1-1.8m) containing bath (shower over), wash basin and toilet.

**Double BEDROOM 1** (3.3m x 2.6m)

**Double BEDROOM 2** (2.1m x 4.4m)

**OUTSIDE**

Gated and enclosed brick paved joint Courtyard with designated/allocated car parking spaces (2)

**SERVICES** (not tested)

Mains water, electricity and drainage.

**LOCAL AUTHORITY**

North Lincolnshire Council

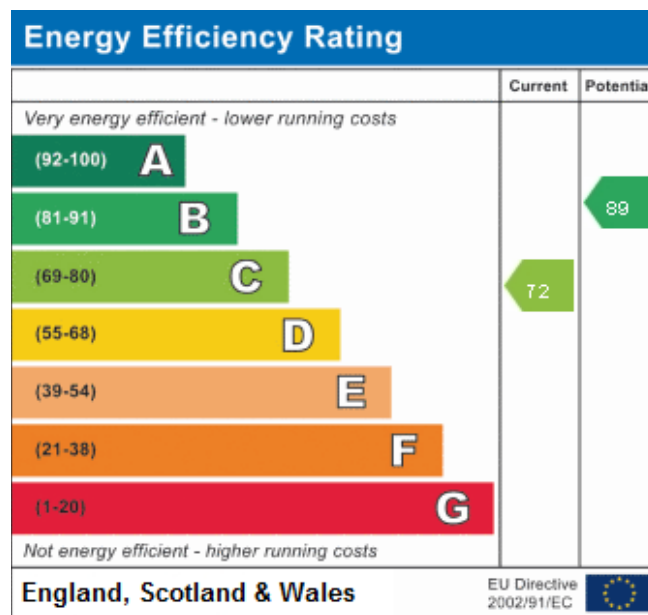
**COUNCIL TAX** Band ‘A’ (on-line enquiry)

**TENURE**

Freehold.

**VIEWING**

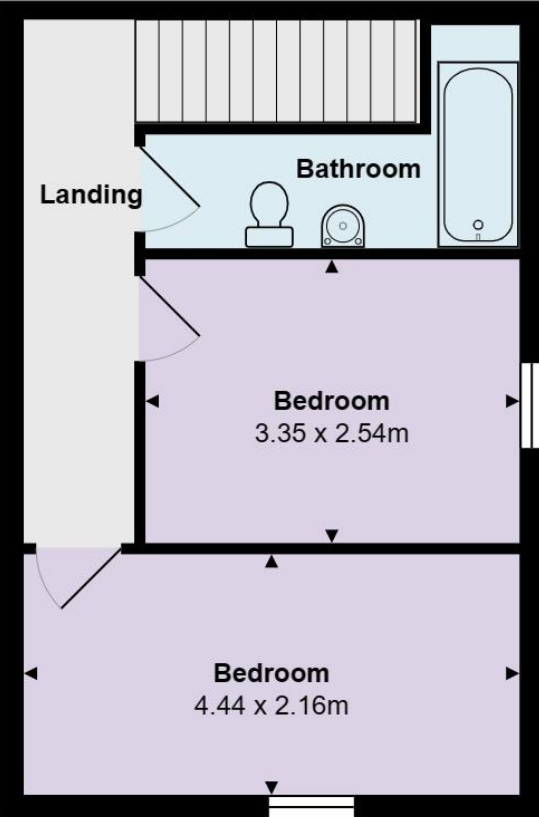
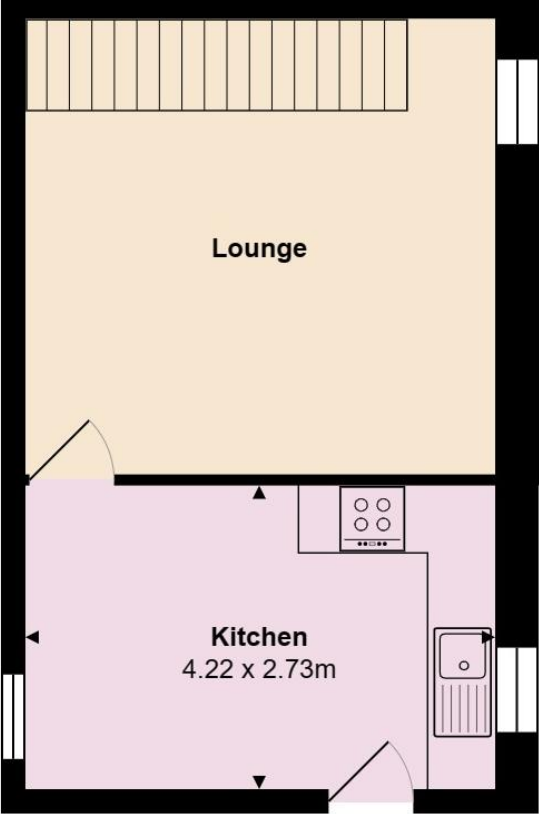
Strictly by prior appointment through Grice & Hunter 01427 873684



**NOTE**

1, 1A, 1B and 1C available as a whole by negotiation





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