

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



“Shangri-la”, High Street, Epworth, DN9 1EP

- Very spacious Detached 3 bed En-suite Bungalow • Tucked away but in Epworth town centre (opposite Dr Surgery and Post Office) • Gas central heating • Wall insulation •
- Double glazing • Large Garage/Workshop • Extensive car parking • Landscaped gardens •



£350,000 NO CHAIN



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.

The situation is quiet and unrivalled.

Accommodation (room sizes approx. only)

Pleasant **RECEPTION** with built-in hall cupboards.

Through **LOUNGE** (6m x 3.6m) front bow window, rear garden view, mantled fireplace and ‘living flame’ gas fire (disconnected), wall and ceiling lights, 2 radiators, tv point, etc.

KITCHEN DINER (4.6m x 3.1m) tiled floor, fully fitted with cream units, counter tops, integral appliances, 1½ bowl sink, radiator and double doors to: -

CONSERVATORY (3.6m x 2.7m) with lantern glass roof (double glazed), private garden outlook and radiator.

Main BEDROOM and EN-SUITE (4.4m x 3.6m) king size and fully fitted with extensive fitted wardrobes (sliding mirror doors vanity, bedside and top storage furnishings, front garden view, wall and ceiling lights and radiator. Tiled **En-Suite** (3.4m x 1.3m) leading off with double size shower cubicle, toilet, wash basin in vanity unit, mirrored cabinet, towel radiator and fan.

BEDROOM 2 (3.2m x 3.2m) also fully fitted with wardrobes and vanity furnishings, side outlook, radiator, wall and ceiling lights.

BEDROOM 3 (3.2mx 3.2m) also with double size cubicled shower, radiator, rear outlook, fitted wardrobes and vanity unit.

BATHROOM (3.2m x 1.6m) tiled décor, bath (with electric shower over) and screen, wash basin in vanity unit, radiator, cabinet and full height linen cupboard.

Separate **Toilet** (1.5m x 0.9m) with tiled décor.

Roof space with retractable ladder and access to central heating boiler.

OUTSIDE

Driveway off High Street (with right of access to adjacent 2 bungalows). Large landscaped gardens (south facing to the rear) with outside lights, water tap, lots of visitor parking, large **Garage/Workshop** (9m x 4.6m) with electric roller door incorporating integral **toilet** and **utility** room. Lawn and seasonal planting.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

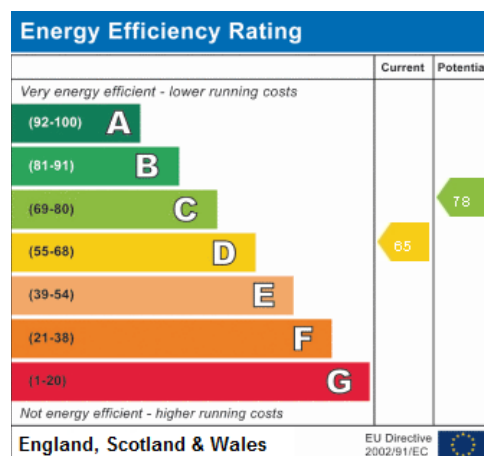
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

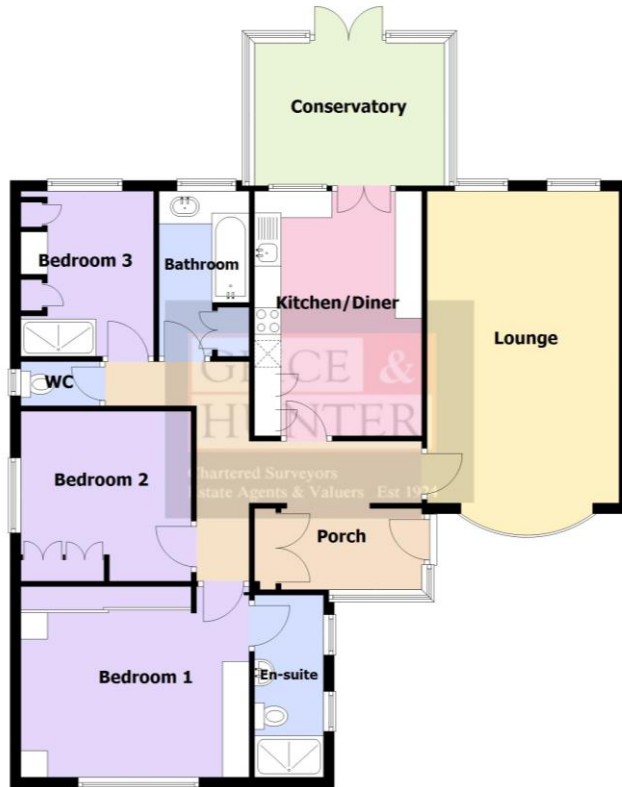






Ground Floor

Approx. 108.8 sq. metres (1171.0 sq. feet)



Total area: approx. 108.8 sq. metres (1171.0 sq. feet)

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

Shangri-La

**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.