

**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 •



£295,000 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 highly convenient for town centre facilities 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 (3.2m x 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

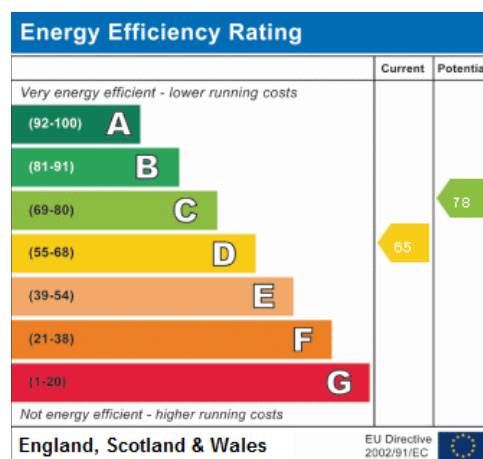
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

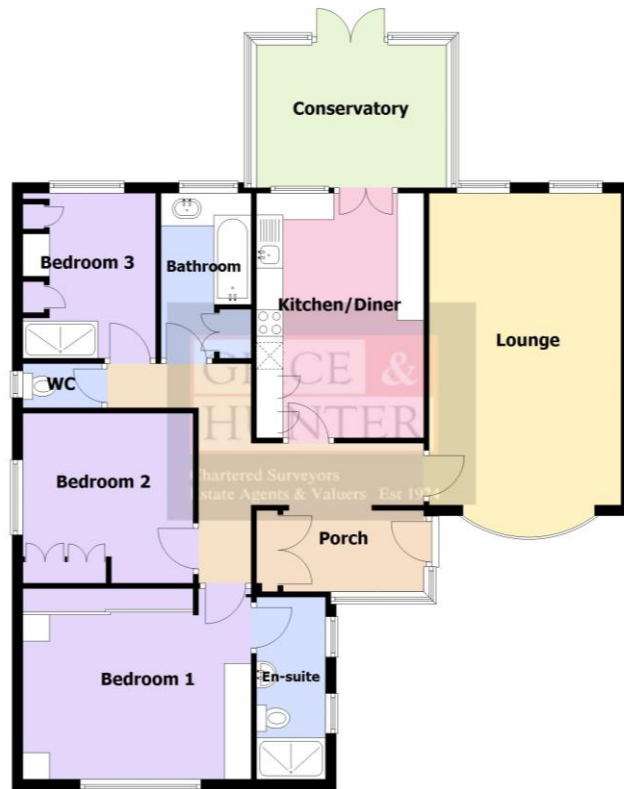






Ground Floor

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

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