

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

WITH LAND



47-49 Station Road, Epworth, DN9 1JY

- Substantial 5 Bed En-Suite early 20th Century family house • Linked Annex •
- Approaching 1 ½ acres gardens, paddock, orchard • Double Garage and lots of parking • PVC double glazing • Gas central heating •



£550,000 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.

Accommodation (room sizes approx.)

Ground Floor

ENTRANCE HALL period clay mosaic tile floor, radiator, stylish front door, cloak hooks, wall lights and staircase leading off with open storage beneath.

Through LOUNGE (6.7m x 4m average) wall lights, 2 radiators, oak internal doors, open fire grate to mantled fireplace. Communicating doors to conservatory.

DINING ROOM (3.7m x 3.5m) front facing with radiator, pendant and picture light, tile effect flooring, high level glass fronted crockery cupboard in chimney breast recess.

KITCHEN/FAMILY ROOM (6.7m x 5m) a through room with woodgrain and part tile effect flooring, open fire grate to living section, 2 radiators, wall and ceiling lights, tv provision, plentiful modern oak units, counter top, 1 ½ bowl sink (mixer tap) integrated eye level double oven, gas hob, canopied extractor, wine rack and tiled upstand.

Internal HALL with tiled floor and wall light.

UTILITY ROOM (4.9m x 1.8m) with tiled decor, rear external door, recessed central heating boiler, extensive counter top with sink (mixer tap), base cupboards and slide under provision for Laundry and dishwasher appliance.

Ground floor TOILET (1.7m x 0.8m) with tiled floor and décor.

Single flight spindled staircase to:-

First Floor

Galleried **LANDING** with wall lights, rear outlook and oak doors leading off.

STUDY (1.8m x 1.4m) front outlook and adjustable shelf.

Front BEDROOM 1 (3.7m x about 3.8m average) with radiator and bed head lights.

Rear BEDROOM 2 (4.4m average x 2.8m) radiator, bed head lights, full height wardrobe and fixture unit.

BATH and SHOWER ROOM (2.8m x 3.5m) tiled floor, radiator, linen cupboards, shelved storage, wash basin, wc, bath (with hand spray) and curveline large shower cubicle.

Inner LANDING

Front BEDROOM 3 (3.5m x 2.4m) with radiator and recessed book shelving.

Front BEDROOM 4 (2.5m x 4.9m) with radiator.

Rear Main BEDROOM 5 and EN-SUITE (4.1m x 3.5m) with extensive fitted wardrobes, bed head lights, radiator and countryside/garden view. **EN-SUITE** (2.9m x 1.2m) leading off, tiled floor and décor, towel radiator, mirrored cabinet, wash basin, wc and double size shower cubicle with sliding door entry.

Ground floor CONSERVATORY link to Annex (6.6m x 3.4m) tiled floor, double glazed outlooks, french doors and pitched roof, lights/fans, gas heater, power points and leading to:-

ANNEX

HALL (2.5m x 4.1m) with separate central heater boiler and staircase leading off (with open storage beneath).

Ground floor SHOWER ROOM (1.2m x 2.4m) double size shower bowl, wc, wash basin, part tiled décor, tiled floor, fan and heater.

First floor BED SIT (5.5m x 8.7m) double aspect views, 2 gas radiator/heaters, light and power.

OUTSIDE

Drive way to extensive parking and **large GARAGE** (5.5m x 6m).

Immediate south facing outdoor dining terrace. Productive fruit and veg garden with greenhouse and potting area.

Large paddock with mature orchard, pond, shed, patio and open countryside beyond.

SERVICES (not tested)

Mains water, electricity, drainage and gas
Gas fired central heating to radiators
Security system and CCTV

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'D'

TENURE

Freehold

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Total Area: 314.0 m² (including Barn)

All measurements are approximate and for display purposes only. © The Square Space M2
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