

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Mowbray House, 5 Mowbray Street, Epworth, DN9 1HR

- Early 20th Century Edwardian period detached House boasting most elegant, extended and remodelled large 3 bed—En-Suite accommodation with retained original character • Gas central heating • PVC double glazing • Landscaped delightful gardens with Summer House • Parking and Garage • Designer fully fitted Kitchen/Living/Diner • 3 Toilets — 2 Bath/Shower Rooms • Outstanding Sitting Room • 1st floor Salon and fully furnished Study •



£475,000



Central and highly convenient south facing residential setting just off designated Conservation Area of this historic small country town having a village feel and excellent amenities and facilities.

Accommodation (room sizes approx.)

Rear ENTRANCE fully fitted (3.1m x 1.8m) to match the Kitchen with integrated washer, drier and freezer, storage, counter top, underfloor heating and tasteful floor tiling extending to:-

Large and Impressive fully fitted **KITCHEN/LIVING/DINER** (7.1m x 5.2m) ideal for entertaining with double aspect garden views and bifold doors to outdoor dining terrace, zonal lighting (under cabinet, pelmet, kick panel, multi down and hung pendant), "buttermilk colour extensive base, wall and island units with polished granite counters and meal bar, integral NEFF dishwasher, induction hob, extractor, tall larder fridge, microwave and twin slide/hide ovens, 1 ½ bowl sink, carousel, deep pan drawers, cutlery drawers, larder cupboard and illuminated cabinet storage, tv/ethernet provision, etc and bespoke oak glazed doors to:-

Main SITTING ROOM (8.1m x 4.6m) underfloor heating, period high ceilings, cornice work, tall moulded skirtings, picture rails, stripped pine doors. Originally 2 rooms with double aspect windows including deep front bay, main contemporary marble and 'art deco' oak surround fireplace with authentic 'living flame fire', former chimney breast with recessed display, tv/ethernet provision.

Former PANTRY with extensive storage, central heating boiler, etc.

Main HALL with stylish front door and portico, radiator, delft display and moulded dado and stairs leading off.

CLOAKS/VANITY (2.4m x 0.8m) tiled décor, wood laminate floor, toilet, vanity unit with wash basin, towel radiator, cupboard and down light.

Spindled staircase to First Floor

LANDING with stained glass window and stripped pine doors leading off.

SALON LOUNGE (4.7m x 2.6m) with radiator and window.

Fully fitted STUDY (3.2m x 2.6m) with window, radiator, multi down lights, Sharps professionally fitted desk/work station, deep fixture shelving and cupboards furnishings and multimedia/ethernet.

Main King size BEDROOM, DRESSING and EN-SUITE (5.2m x 3.4m) radiator, double aspect windows, multi down lights, tv provision, Sharps professionally fitted vanity furnishings. **Dressing Room** (2.6m x 1.5m) with extensive Sharps wardrobes to **En-Suite** (2.6m x 1.9m) with tasteful tile and décor finishes and vanity furnishings, towel radiator, lighting, fan, skylight window, integrated wash basin, toilet and doorless entry shower cubicle with storage niches.

Middle BEDROOM 2 (3.7m x 3.2m) with window and radiator.

Front BEDROOM 3 (3.7m x 3m min) with radiator and full height fitted wardrobe/storage.

Family BATH/SHOWER ROOM (2.7m x 2.3m) corner bath, curve line shower cubicle, toilet, wash basin, towel radiator, mirrored tower cabinet, fan, illuminated vanity mirror and tiled décor.

OUTSIDE

South facing upon deep enclosed landscaped and mature plot with unrestricted frontage parking, small wall enclosed garden with iron gate and path to front door.

Off road parking in front of detached single **GARAGE** (with light and power), gated secure access to enjoyable private garden with water tap, lighting, concealed bins storage, outdoor paved dining terrace, lawn, colourful seasonal plantings, rear paved patio, barn shape garden shed (light and power), hexagonal cedar wood **Summer House** (south facing with electric power).

SERVICES (not tested)

Mains water electricity, drainage and gas

- Gas central heating (zones) part under floor and radiators.
- Security System.

AGE

Built circa 1906, extended 2013, reroofed and aluminium seamless gutters 2015.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

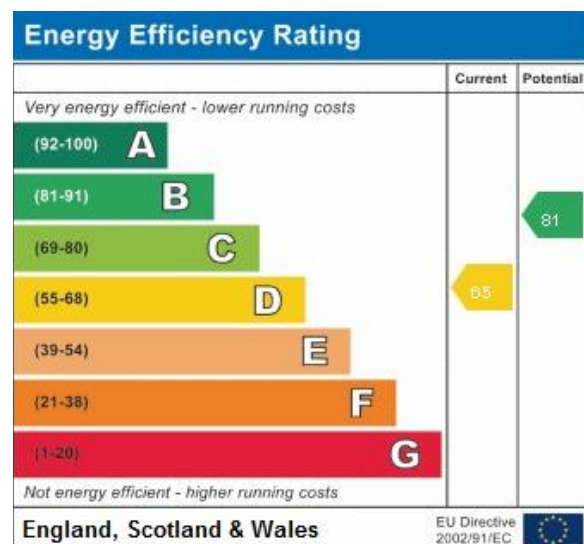
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TENURE

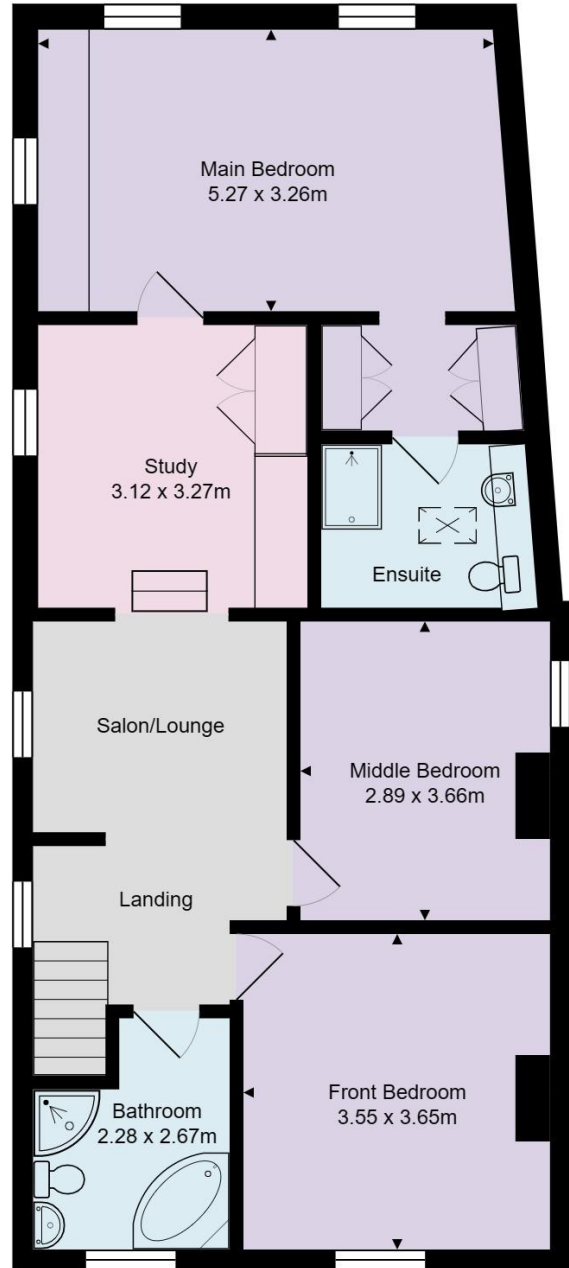
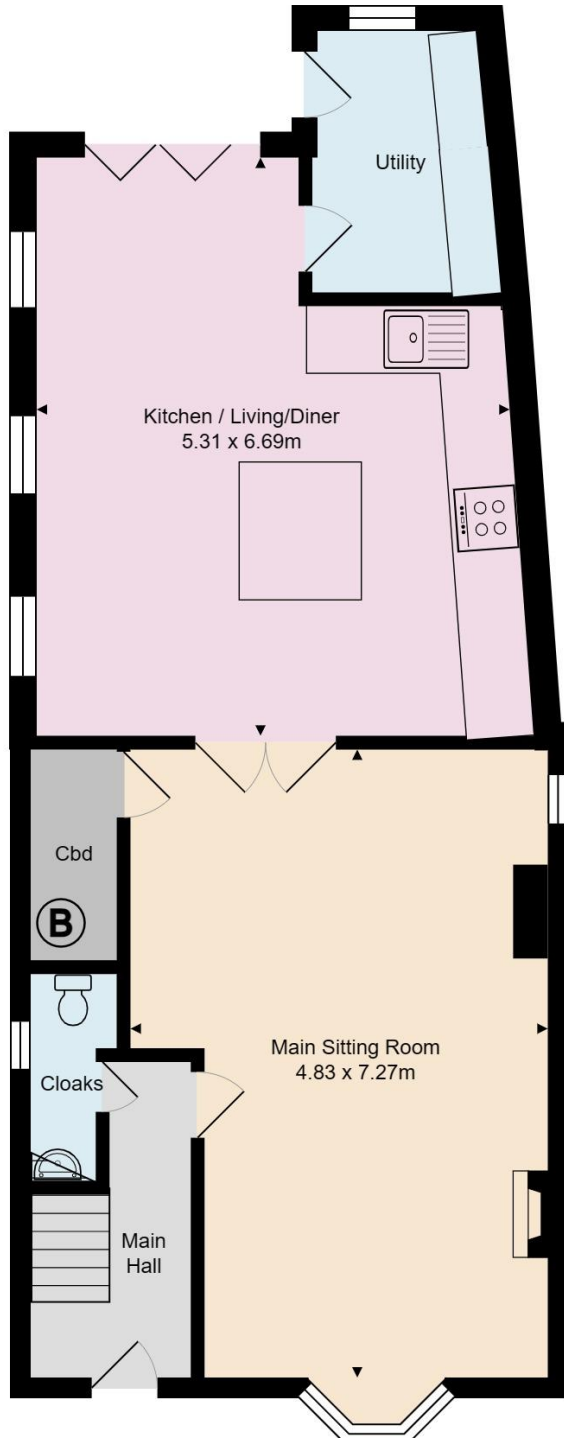
Freehold

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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