



4 Mowbray Court, (Off Rectory Street) Epworth, DN9 1SR

- Deceptively spacious 3 BED detached Bungalow • Quiet cul-de-sac setting and lovely countryside views to the rear • Beautifully presented throughout • Designer Bath/Shower Room • PVC double glazing • Gas central heating • Gorgeous south facing rear garden •

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. only)

RECEPTION HALL radiator, coving, access to loft and Hall Cupboard opening off (with storage space and central heating boiler)

Rear facing LOUNGE (4m x 5.2m) of lovely size enjoying southerly panoramic view over rear garden and rolling countryside. Feature fireplace with authentic live flame gas fire, TV point, radiator and french window (with blind) opening to the garden.

KITCHEN/DINER (4.7m x 4m) super-size, well fitted out with modern oak fronted units, counter tops, 1 ½ bowl china sink, tiled upstands, slide in/under provision for appliances, radiator, side external door and delightful views to the rear.

Luxury BATHROOM (2.3m x 2.6m) vinyl flooring to co-ordinate with bath & vanity units, half wall tiling, cubicled shower, bath, wide wash basin, wc, mixer taps, towel Radiator, etc.

Front Double BEDROOM (3.8m x 3.4m) full width range of mirrored wardrobes.

Double BEDROOM 2 (3.9m x 3m) with radiator.

BEDROOM 3 (2.4m x 2m) with radiator.

OUTSIDE

Excellent visitor parking and car standing in front of linked **GARAGE** (3.2m x 5.8m) of large size with water tap, electric light and power and personal door to the rear garden.

Front entrance with colourful planting and light. Gated side path to landscaped lawn and flower rear garden south facing with sun terrace and countryside view.

SERVICES (not tested)

- All main services
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

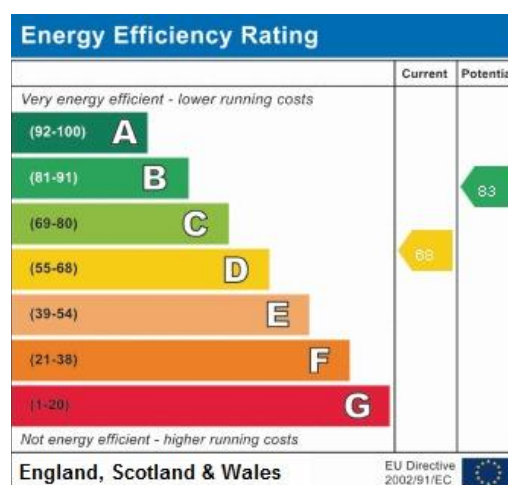
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





4, Mowbray Court, Epworth, DN9 1SR



All measurements are approximate and for display purposes only. © The Square Space M2
www.thesquarespacem2.com

**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.