

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



4 South Furlong Croft, Epworth, DN9 1GB

- An individual detached 2 bed bungalow offering well-proportioned accommodation
 - Gas fired central heating & double glazing
 - Attached brick build Garage
 - Very pleasant cul-de-sac location



£310,000 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 etc. The local Coop is around a 1 minute walk.

Accommodation (room sizes approx. only)

HALL with laminate floor and 1 radiator.

LOUNGE (about 5.23m x 3.2m) with marble fireplace surround with inset coal effect gas fire, bay window, laminate floor and 1 radiator.

KITCHEN AND DINING AREA (about 4.48m x 2.78m) with good range of base and drawer units, work surfaces, wall fitted cupboards, fitted breakfast bar, 1 ½ bowl sink unit, built-in dishwasher and fridge. Ceramic hob with extractor hood over and double oven. Tiled floor and radiator.

BEDROOM 1 (about 3.27m x 3.6m) with range of fitted furniture comprising wardrobes, bedside cabinets and storage cupboards. 1 radiator, laminate flooring and access hatch to loft.

BEDROOM 2 (about 3.57m x 2.72m) with 1 radiator and laminate flooring.

BATHROOM (about 2.18m x 1.77m) fully tiled walls, bath (tap shower), wash basin and wc. 1 radiator.

CONSERVATORY (about 2.8m x 2.7m) double glazed and lower elevations comprising brickwork. 1 radiator and tiled floor.

OUTSIDE

Front lawned garden and side driveway. Attached brick built **GARAGE** (about 5.4m x 3m) with electrically operated front door, plumbing for washing machine, base cupboards, single drainer unit and Baxi gas central heating boiler.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

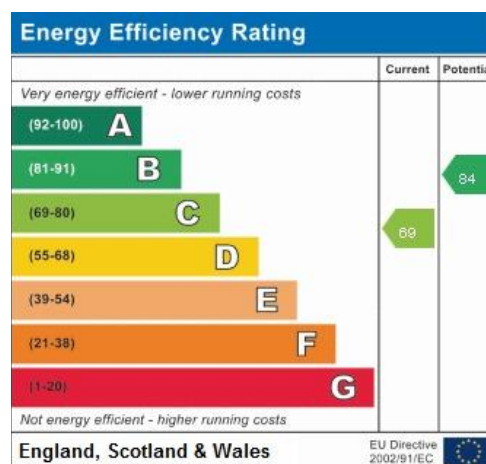
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Total Area: 86.0 m²

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

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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.

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