

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Fairfield Croft, Epworth, DN9 1SS

- Perfect property in a perfect location • 3 bed En-suite detached Bungalow with extended and remodelled accommodation on delightful landscaped gardens • Gas central heating • PVC double glazing • Double Garage (communicating) • Quietly situated in the heart of Epworth •



£450,000 NO CHAIN



Accommodation (room sizes approx.)

Front Main RECEPTION (2.7m x 0.8m) oak grain flooring, stylish front door adjacent windows (with blinds) down lights power sockets and matching door and windows to:-

HALL (7m x 1.5m max) with good natural light, radiator and natural oak internal doors leading off.

SITTING ROOM (4.3m x 3.9m) double doors entrance, rear garden outlook, marble fireplace and hearth with electric log glow heater, TV point, wall and pendant lights.

Fully fitted **KITCHEN, DINING, LIVING** (5.6m x 5.5m and 5.1m x 2.8m) high in “designer” and “architectural” appeal. The rear, tall, gable end window and double doors look out over the landscaped garden. Oak grain flooring “log burner” gas stove, tv provision. Meal bar division with trio of hung lights to the expertly planned Kitchen with colour co-ordinated units and extensive counters featuring under cabinet and kick panel lighting, integrated appliances, caterers’ range and extractor fan, multi down lights, radiator and dining section of entertaining size with front window outlook.

Rear HALL (2m x 1.4m) with external door, personal door to the Garage, cupboard and counter top.

CLOAKS/VANITY (2m x 0.8m) with toilet , wash basin in vanity unit with tiled upstand, down lights, radiator and fan.

Main BEDROOM and EN-SUITE (4.6m x 3.4m) fully fitted out with quality wardrobes, vanity and bedside furnishings, radiator, rear garden outlook (with blind) and access to **EN-SUITE** (2.4m x 1.6m) with co-ordinated finishes, luxury vinyl flooring, vanity units with integrated toilet and wash basin, power points, fan, down lights, towel radiator and double size shower cubicle with sliding door entry.

Main BATHROOM (3m x 1.8m) luxury vinyl floor, co-ordinated decor and tiling, window (with blind) down lights, power points, fan, radiator, toilet, wash basin with mixer tap and tiled upstand, free standing roll top bath, etc.

Double BEDROOM 2 (3m x 2.8m) double aspect windows (with blinds) and radiator.

BEDROOM 3 (3m x 3m max) fully fitted out as home office and robes room with full height wardrobes, work station, eye level fixture/book store, radiator and window blind.

OUTSIDE

The property is quietly situated at the foot of a private cul-de-sac and is west facing to the front in the heart of Epworth.

Plentiful surfaced vehicle(s) and visitor parking.

Integral **Double Garage** (5.6m x 5.3m) with remote control entry, personal door to internal accommodation, **Laundry Area** with units, counter, sink and provision for appliances, extensive full height storage cupboards, light, power and central heating boiler etc.

All round secure gated access to rear landscaped garden with lawn, paved terrace and paths, patio, seating areas, summer house, shed, seasonal plantings, pergola structure, outdoor power sockets, water tap, lighting.

SERVICES (not tested) All mains services,

- Gas central heating to radiators.
- Security System.
- CCTV.

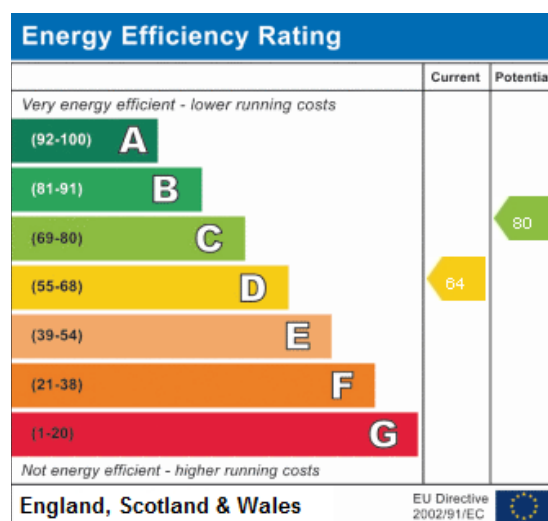
LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'E'

TENURE Freehold

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







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