



31 Studcross, Epworth, DN9 1DS

- Beautifully presented 5/6 Bed 2 ½ storey modern house • Edge of Epworth setting with stunning views • 3 Bathrooms (2 En-Suite) • Beckerman 'designer' fully fitted Kitchen • Superb reception rooms including Orangery/Garden Lounge • Double Garage and excellent off road parking • Landscaped enjoyable gardens • Immediate access to open countryside •

Accommodation (room sizes approx. only)

Ground Floor

Main front ENTRANCE

Impressive HALL engineered oak floor, covered radiator, stairs off with cupboard beneath.

CLOAK ROOM wc and vanity unit with wash basin, oak floor, fan and radiator.

Lovely large LOUNGE (4.1m x 7.6m max) engineered oak floor, front deep bay (with blinds), wall and ceiling lights, chimney breast with inset wall mounted tv and wide log effect electric fire. Double doors to:-

GARDEN ROOM/ORANGERY (3.5m x 3.6m) oak flooring, radiator, exposed truss roof, garden and countryside views. French window to rear garden.

Through KITCHEN/DINER/LIVING (4.2m x 7.1m min) with freshly fitted out to 'designer' standards with coordinated Beckerman units and flooring, extensive cupboards and drawers, ultra counters and upstands, twin hide and slide ovens, induction hob, canopied extractor, fridge, freezer, dishwasher, concealed boiler, down lights, sink (mixer tap), under cabinet lighting, pelmet and multi ceiling lights, radiator and superb southerly outlook. Living/Dining section with hung lights, window seat to front bay, 2nd radiator, wall, mounted tv provision and double doors to Entrance Hall.

UTILITY (2.3m x 1.7m) matching the Kitchen with sink (mixer tap), base and wall units, counter top, slide under provision for appliances, coordinated flooring, fan and external door.

Single flight stairs to:- **1st Floor**

LANDING with front window and oak doors leading off.

Main BEDROOM (4m x 4.1m) Kingsize with superb rear outlook, radiator and tv provision.

DRESSING ROOM (3m x 2.4m) alternative Bedroom 6 with laminate floor, radiator and window blind.

EN-SUITE (3m x 1.6m coordinated tiled finishes, towel radiator, fan, wc, wash basin in vanity unit and cubicle shower.

Main BATHROOM (3m x 1.9m) large bath (with mixer tap and hand spray), vanity unit with washbasin, wc, coordinated tiling, towel radiator, fan and multi downlights.

Rear double BEDROOM 2 (3.4m x 4.2m) radiator countryside outlook and TV provision.

Front double BEDROOM 3 (3.5m x 4.2m) radiator and tv provision

Single flight stairs to 2nd Floor

LANDING

Double BEDROOM 4 (4.3m x 3.8m) radiator, skylight (with blind), southerly distant view.

EN-SUITE (3m x 1.2m) large cubicle with electric shower, wash basin, wc and coordinated tiling, fan and radiator.

Double BEDROOM 5 (3.8m x 4.2m max) skylight (with blind) to distant southerly view, radiator and range of professional fully fitted wardrobes.

OUTSIDE

Front paved courtyard garden with mature plantings, lawn area, EC point, bin store, excellent off road parking and detached **Double GARAGE** (5m x 5m) with loft, light power and remote control door.

Gated access to rear south facing private landscaped garden with manicured lawn, slate mulched beds with seasonal plantings, outdoor dining terrace, water tap, patio and splendid sunken terrace with perimeter bench seating, raised beds and lighting.

SERVICES (not tested)

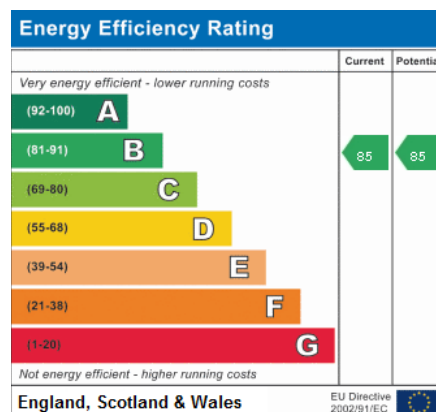
- All mains services.
- Gas central heating to radiators.
- 16 solar panels on max Feed in Tariff guaranteed for 25 years (until December 2036). The last 12 months provided £2686 cash payment plus low price energy (fully transferable to new property owner).
- Modern security system.
- Electric car charging point.

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'E' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







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