

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



The Maltings, off High Street, Epworth, DN9 1EP

- Beautifully presented, very spacious 3 BED En-Suite Bungalow in choice central Epworth setting (opposite the Doctors Surgery – hidden from the High Street) on wrap around private enjoyable and delightful gardens •
- Splendid Reception accommodation with Private Lounge and Garden Room • Stylish main Bathroom, En-Suite and Cloaks • Fitted Breakfast Kitchen • Gas central heating • PVC double glazing • Garage and parking •



£410,000 Must be viewed



LOCATION

Epworth is an historic small country town with “village” feel, thriving town centre cafes, restaurants, shops, schools, places of worship, newly upgraded leisure centre with pool, and a lot going on.

The bungalow is located opposite the Doctors Surgery hidden just off the High Street. The situation is quiet and unrivalled.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION ROOM with contrasting floor finish, radiator and central hall leading off with radiator, walk in Store (1m x 1m), access to roof space (retractable ladder) and LV flooring extending to:-

CLOAKS/VANITY ROOM (2.4m x 1.2m) with vinyl floor, radiator, toilet and wash basin in vanity unit with mirror above.

Main open plan LOUNGE AND DINER (7.6m x 5.8m max) front outlook, french doors to rear garden, 2 radiators, tv provision, feature fireplace with hearth (provision for fire appliance), 2 ceiling lights and leading to:-

Private LOUNGE (4.6m x 3.3m) a versatile through room with front and rear outlooks, LV flooring, tv provision, radiator and direct access to:-

GARDEN LOUNGE (3m x 2.9m) with solid apex roof, lovely garden views, blinds, tiled floor, light, power and french doors to terrace and grounds.

Breakfast KITCHEN (3.7m x 3.4m) tiled floor, garden outlook, radiator, multi down lights, extensive counter tops and favourably contrasting base and wall units, upstand tiling, sink and mixer tap, pelmet lights, ceramic hob, canopied fan, double oven and microwave, provision for dish washer, laundry area with matching units and tiling, provision for washer, central heating boiler, rear external door, etc.

Main BATHROOM/SHOWER ROOM (3.7m x 1.9m) tiled floor, towel radiator (mains and electric), multi down lights, fan, curve-line shower cubicle, shaped bath, toilet, vanity furnishings with wash basin, vanity mirror (with light) and shaver point.

BEDROOM 1 (4.1m x 3.7m) fully fitted with extensive wardrobe furnishings, tv provision, private outlook and **EN-SUITE** (1.2m x 2m) leading off with

tiled floor, cubicled shower, combination toilet and wash hand basin, towel radiator and part tiled décor. **BEDROOM 2** (3.2m x 3.1m) private rear garden outlook, radiator and extensive fitted wardrobes.

BEDROOM 3 (2.5m x 2.1m) private rear garden view and radiator.

OUTSIDE

Fully enclosed secure wrap round delightful private and enjoyable gardens with mature plantings providing year round colour and interest and featuring south facing outdoor dining terrace, select seating areas, colourful beds and borders, , raised patio and hexagonal **Summer House**, lawns, apple tree, water feature (with patio adjacent), etc.

Outside lighting, water (mains and harvested).

POTTING SHED with staging, water tap and shelving.

GARAGE with up and over door, rear personal door, light and power.

SERVICES (not tested)

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

AGE: Estimated to have been built circa 1987

LOCAL AUTHORITY

North Lincolnshire Council

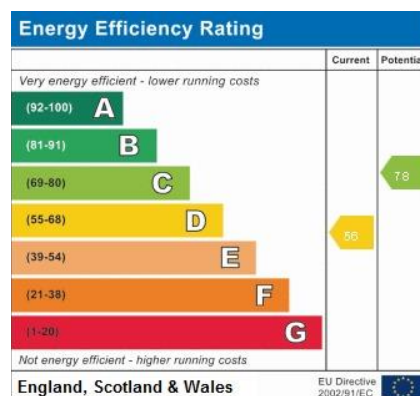
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 174.3 sq. metres (1875.7 sq. feet)



Total area: approx. 174.3 sq. metres (1875.7 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

The Maltings

**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.