

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 8 The Lidgett, Studcross, Epworth, DN9 1EJ

- **Quite stunning** linked detached 2 Bed house and versatile 2 room addition (occasional bedroom and snug) • Exclusive cul-de-sac setting • Back garden designed for “entertaining” with Office/Leisure Cabin • Super Shed • Gas central heating • Double glazing • Including carpets, blinds, etc •



**£215,000 NO CHAIN**



## 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.

**Accommodation** (room sizes approx. only)

## Ground Floor

**ENTRANCE HALL** patterned vinyl flooring and staircase leading off.

**Snug 2<sup>nd</sup> LOUNGE** (2.5m x 2.5m) front outlook, radiator, wall mounted tv provision, laminate flooring and access to:-

**Garden LOUNGE** (2.5m x 2.8m) laminate flooring, PVC french windows open to “entertaining” garden.  
Enlarged access and fold down ladder to roof void.

**Main LOUNGE** (4.6m x 3.2m) front deep bay window, radiator, tv point, contemporary manteled fireplace and “living flame” gas fire.

**KITCHEN/DINER** (4.2m x 2.8m) tiled floor, fitted units, counter tops, tiled upstands, sink and mixer tap, stainless steel caterers cooking range (gas/electric) canopied fan, full height boiler cupboard, deep understairs cupboard, window and PVC back door.

## First Floor

**LANDING** with downlights.

**Main BEDROOM** (4.2m x 3.5m) front outlook, side window, radiator, wall mounted tv provision, enlarged access and fold down ladder to roof space.

**Double BEDROOM** (3.6m x 2.1m) rear outlook and radiator.

**Remodelled BATHROOM** (2.1m x 2m) shower bath (screen, rain shower and hand spray), wc, wash basin in vanity unit towel radiator, part tiled décor, fan etc

## OUTSIDE

At the foot of an exclusive cul-de-sac with ‘**super shed**’ in 2 divisions (3m x 2.4m and 2.4m x 1m) with electric, light and external power.

Beautifully private rear lawned garden designed for pleasure and entertaining with terrace and patio, concealed storage and **Pod/Cabin** (4m x 3m) in coated metal and cedar cladding (office spec) internally finished with electric, light and power, PVC french doors and deep windows. Outside lighting and water tap.

## SERVICES (not tested)

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

## LOCAL AUTHORITY

North Lincolnshire Council

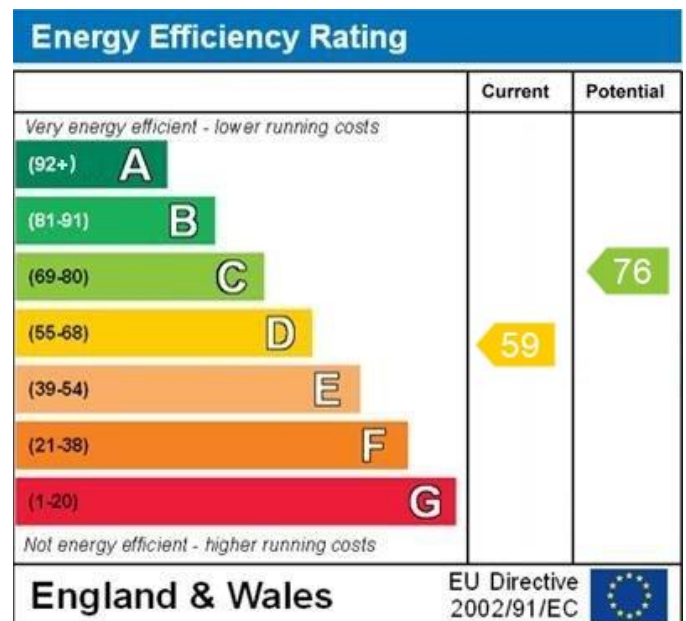
**COUNCIL TAX** Band ‘A’ (on-line enquiry)

## TENURE

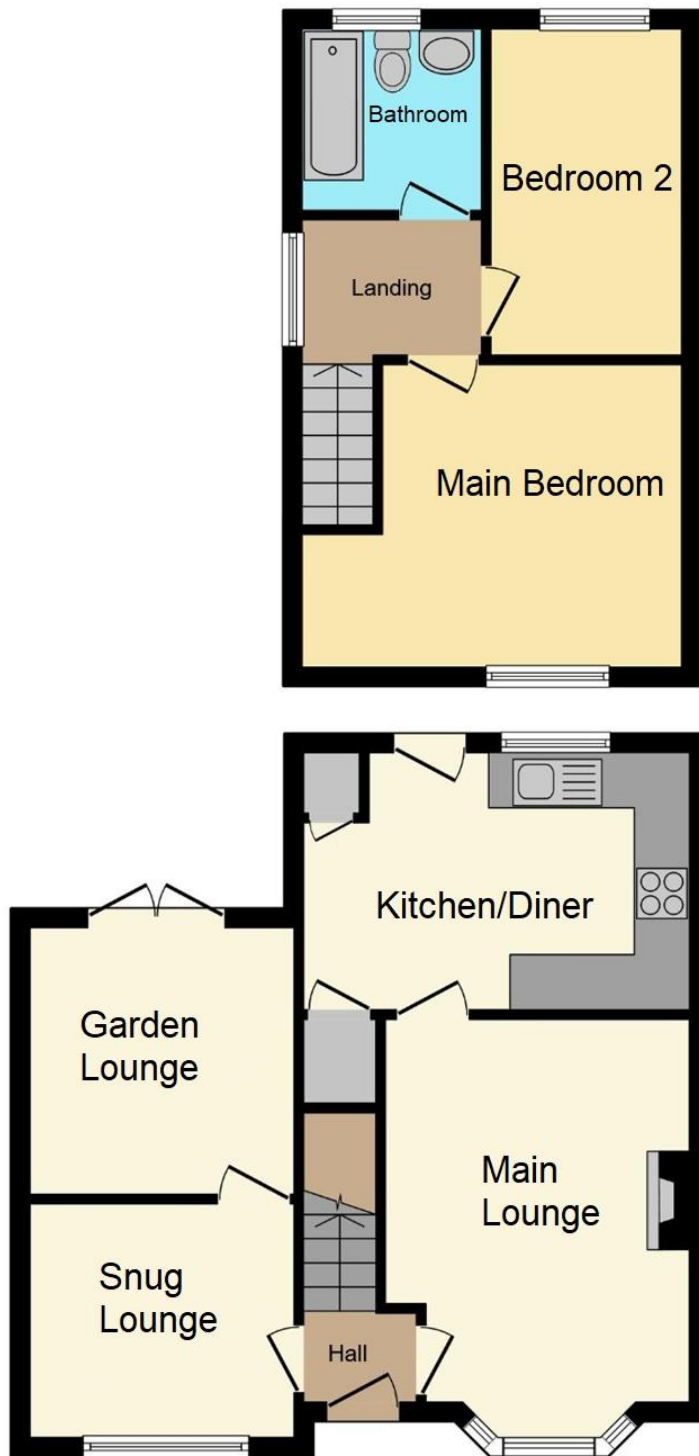
Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter  
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