

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 •



£210,000 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 2nd 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

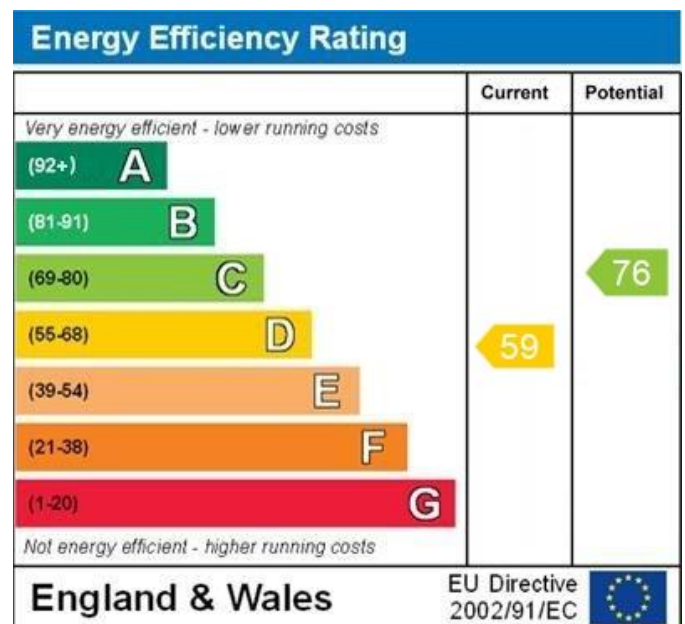
COUNCIL TAX Band ‘A’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







**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.