

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



16 Church Walk, Owston Ferry, DN9 1AZ

- Deceptively large and very flexible accommodation – up to 5 Bedrooms • 2 Bathrooms (including En-Suite) • Ground Floor cloaks • Fitted Breakfast Kitchen • Conservatory • Good off road parking
- Oil central heating • PVC double glazing • Possible self contained annex •



£250,000 NO CHAIN



LOCATION:

Owston Ferry is a friendly rural village community on the west bank of the River Trent with Primary School, lovely Parish Church and Chapel, old Market Place, community Post Office, village late opening store, 2 Public Houses, Old Smithy Museum, central village Recreation Ground and thriving Village Hall, Bowls and Billiards Clubs and other local organisations, etc. The village has a local history and is located only 3 miles from the small country town of Epworth, 5 miles from M180 j2 and in easy commuting distance of the local towns of Doncaster, Scunthorpe and Gainsborough.

ACCOMMODATION: room sizes approx.

RECEPTION HALL with stylish PVC double glazed Main Entrance, down lights, 2 radiators and staircase leading off with **spacious cupboard** beneath.

GROUND FLOOR CLOAKS/VANITY ROOM with tiled floor and décor, chromium towel radiator, w.c. and corner wash hand basin with mixer tap and cupboard beneath, downlights, etc.

Main LOUNGE (5.6m x 4.5m) Front facing deep bow window, wall and ceiling lights, covered radiator and plasma tv provision.

DINING ROOM (3.6m x 2.6m) with wood flooring, covered radiator, porthole style feature window and communicating double doors to:

CONSERVATORY/SUMMER LOUNGE (3.6m x 2.7m) double glazed white PVC with pitched roof, garden outlook, radiator, ceiling light/fan, wall mounted TV provision and communicating door to:

Large BREAKFAST KITCHEN with separate access from the hall and annex, tiled floor, rear garden outlook and external door, sky light, radiators, LED down lights, extensive units in oak with Corian counter tops and breakfast bar, colour co-ordinated 1 ½ bowl sink with mixer tap, **integrated appliances, chimney style canopied fan**, natural marble splash tiling and provision for American fridge/freezer and laundry appliances.

DOUBLE BEDROOM 1/FITNESS LOUNGE (6.1m x 2.7m) with radiator, LED down lighting, plasma tv provision, 2 skylights and easy access to roof space area.

HALLWAY with radiator, LED downlighting, access to the kitchen and leading to:

BEDROOM 2 & EN-SUITE with downlights, roof light, radiator, tv provision and patio doors opening to the gardens.

EN-SUITE (2.6m x 1.1m) Of wet room style with blue and white co-ordinated floor and wall tiling, shower, wash basin with mixer tap, w.c. towel radiator, extractor fan, etc.

Turning staircase with skylight leading to **First Floor**

LANDING with downlights and panelled doors leading off.

FRONT DOUBLE BEDROOM 3 (3.7m x 2.3m) Fully fitted with **wardrobe furnishings** including sliding mirrored doors, concealed tv provision, covered radiator, front facing window,

wood flooring, eaves storage access and downlights.

DOUBLE BEDROOM 4 (3.7m x 2.3m) Fully fitted wardrobe and cupboard. Rear garden outlook, multi downlighting, wall mounted tv provision, covered radiator, eaves storage access and linen/airing cupboard.

STUDY (1.8m x 1.7m) with skylight, downlights, wood flooring, radiator, book shelving and work station with drawers, knee hole and granite effect surface.

MAIN BATH/SHOWER ROOM (3.6m x 1.9m) with bronzed tile floor, complementary wall tiling, sky light, chromium towel radiator, LED downlighting and 4 piece suite in white comprising, corner cubicle shower, dual flush toilet, large double ended bath, wash basin (mixer tap) within vanity unit incorporating mirror, cupboards, drawers, cabinet, downlighting, shaver point etc.

OUTSIDE:

The property is west facing to the front with frontage to the quiet Church Walk and wide access to pebbled parking forecourt with mature plantings and gated side access to **private rear garden laid to lawn** with matured border plantings, garden lighting, water tap and outdoor dining terrace etc.

SERVICES:

Mains water, electricity and drainage.
Oil central heating to radiators.

LOCAL AUTHORITY:

North Lincolnshire Council.

COUNCIL TAX:

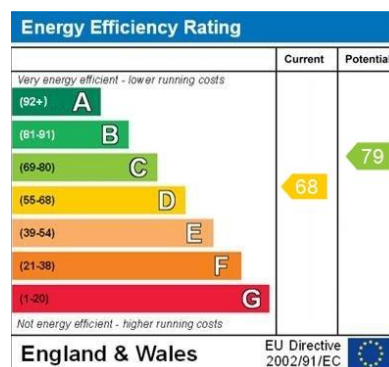
online enquiry only Band 'C'.

TENURE

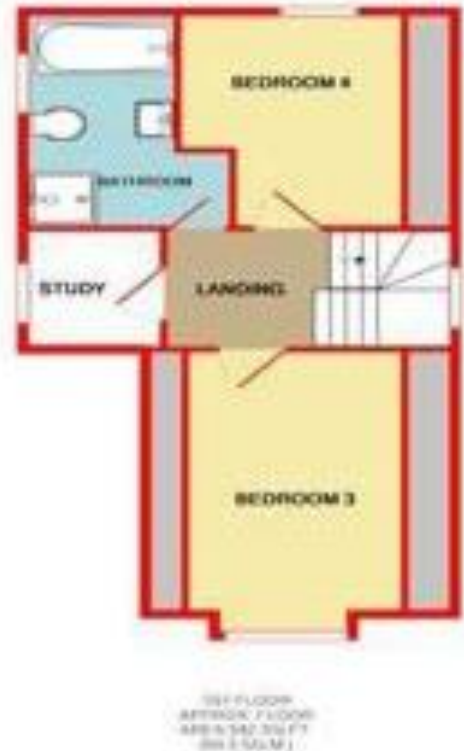
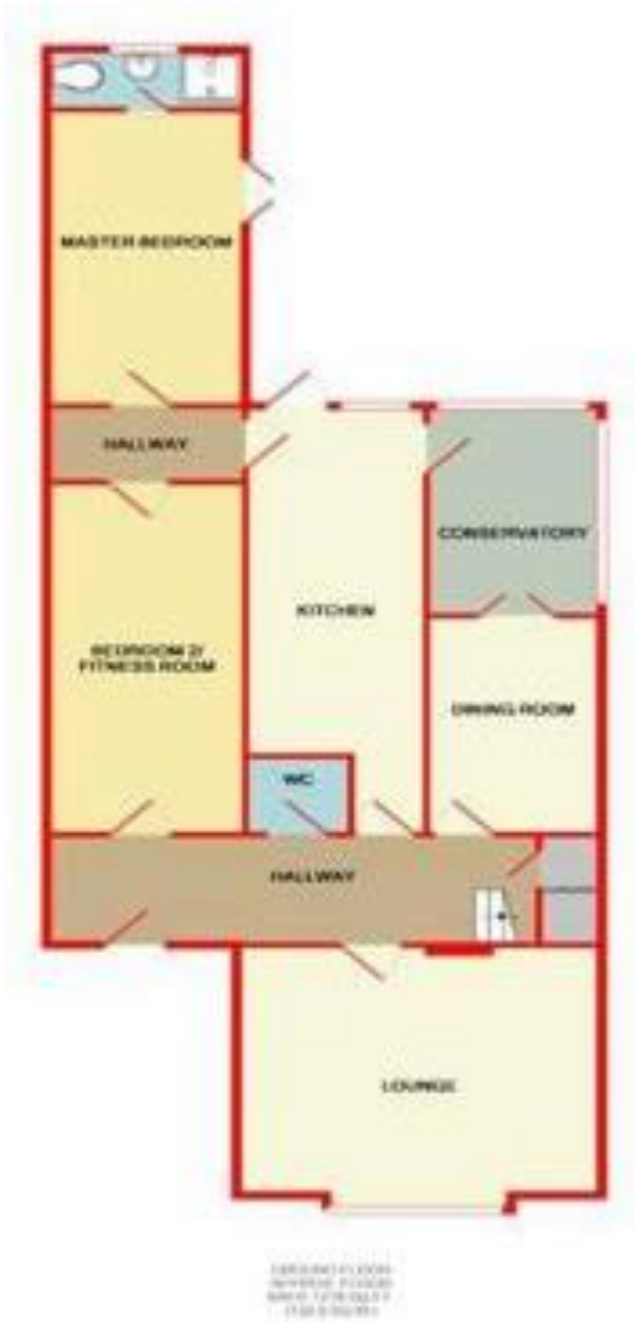
Freehold.

VIEWING:

Strictly by appointment only with the Agent 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.