

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Laurel Bank, Station Road, Epworth, DN9 1JY (opposite Baptist Church)

- Individual 3 double bed Bungalow on about ONE THIRD ACRE private gardens • Versatile 2nd Lounge/Study/Treatment Room Secure Garage/Workshop and parking/Covered Storage for caravan • Gas Central Heating • PVC double glazing •



£365,000



Accommodation (room sizes approx. only)

Stylish front Entrance

RECEPTION HALL 'limed oak' wood laminate flooring, radiator and linen cupboard.

Main LOUNGE (3.6m x 5.1m) fitted 'living flame' gas fire in dark oak and veined marble effect surround, tv provision, wall and ceiling lights, side garden outlook, radiator and open plan access to:-

SUMMER LOUNGE/DINER (3.4m x 4.9m) with bay window and rear patio doors to the extensive gardens, tv provision and radiator.

KITCHEN (3m x 3.2m) vinyl flooring, tiled décor, medium oak quality base and wall units and continuous counter tops, 1 ½ bowl colour co-ordinated sink and mixer tap, integrated eyelevel double oven, canopied fan, gas hob, provision for dishwasher and radiator.

UTILITY ROOM (2.1m x 2.6m) side external door, counter top, slide under provision for laundry appliances (hot and cold), tiled floor, full height cloaks/store cupboard, central heating boiler and radiator.

Separate WC with toilet, corner wash hand basin, fan, shelving and vinyl floor.

2nd LOUNGE/STUDY/TREATMENT ROOM (2.8m x 5m) with front patio doors, side window, electric 'pebble' fire, radiator, tv provision and full height cupboards.

Front Double BEDROOM 1 (3.2m x 3.3m) with radiator and tv point.

Rear Double BEDROOM 2 (3.2m x 3.5m) with radiator and tv point.

Rear Double BEDROOM (3.2m x 3.3m) with radiator and tv point.

BATH/SHOWER ROOM (2m x 2.6m) vinyl flooring, tiled décor, cubicled (mains fed) shower, bath (mixer tap), toilet, wash basin (mixer tap), radiator, fan, vanity light/power point, cabinet, etc.

OUTSIDE

Deep front lawned garden, all round access, water tap and outside lighting, surrounding gardens and south facing patio/terraces.

Driveway (with gate) extending to Parking Court and turning space in front of:-
brick/tiled **GARAGE/WORKSHOP** (6.5m x 3.8m) with roller door entry, light, power and mezzanine storage.

CARAVAN STORE (2.8m max height x 3.1m x 6.2m) of steel framed open fronted construction.

CAR PORT (6.5m x 2.4m) open ended of timber framed construction.

Rear lawn/small paddock with sectional concrete **Garden Store** (4m x 2m)

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

AGE Dating from circa 1990 with extension circa 2000.

LOCAL AUTHORITY

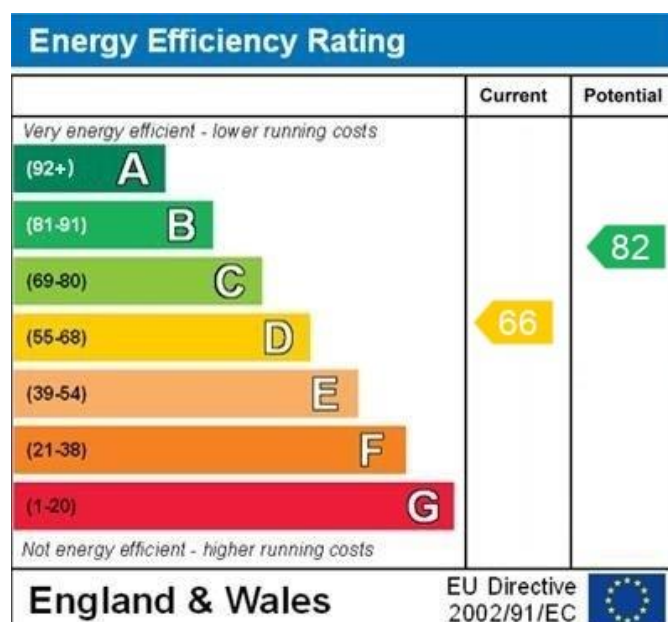
North Lincolnshire Council

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

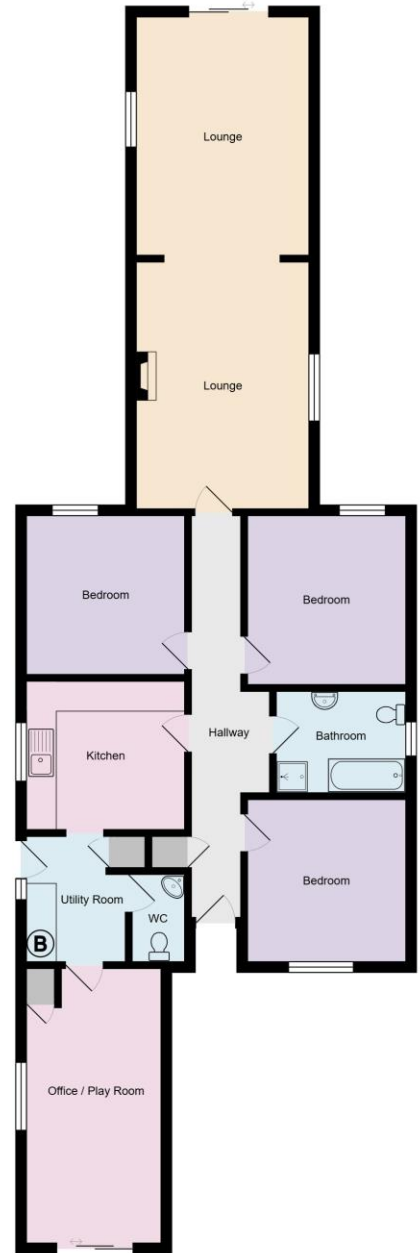
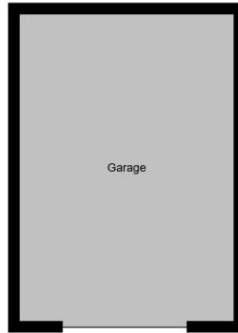
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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