

Chartered Surveyors Estate Agents & Valuers Est 1924







51 Rectory Street, Epworth, DN9 1HX

- 4 double Bed En-Suite detached house Walled, prime location on Rectory Street •
- Beautifully presented throughout Surrounding low maintenance gardens Courtyard parking and Double Garage Gas central heating PVC double glazing •





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)

Impressive DINING HALL oak wood flooring radiator, centre light chandelier, front bay window, turning staircase leading off and spacious understairs cloaks and storage cupboard.

Lovely through LOUNGE (6m ex bay x 4.2m) wide bay window to front outlook, french windows opening to rear garden, tv provision, 2 radiators, chimney breast with mantled surround to "coal" effect fire.

Large LIVING/KITCHEN/DINER (5.5m x 3.5m) with radiator, tv provision, rear outlook, tiled floor, 'Shaker style' base and wall units and extensive counter top, 1 ½ bowl sink and mixer tap, tiled upstands, under cabinet lighting, integrated double oven, gas hob, extractor fan, dishwasher, larder fridge, multi down lights and french doors to:-

GARDEN LOUNGE (5m x 4.2m) of superb size with oak wood flooring, vertical blinds, radiator, tv provision, wall lights and double doors to the garden.

UTILITY (4m x 1.8m) tiled floor, matching units, counter top, sink (mixer tap), tiled upstands, provision for laundry appliances, radiator and personal access to double Garage.

VANITY ROOM (1.2m x 1.9m) toilet, wash basin in vanity unit, mirror, cabinet and tiled floor.

Staircase with roof light to first floor.

LANDING with linen cupboard and easy access to the roof space.

Main double BEDROOM and EN-SUITE (5.2m max x 4.5m) front dormer window, radiator and tv provision. EN-SUITE (1.9m x 2.4m) vanity furnishings, integrated toilet and wash basin, illuminated mirror, curve-line large shower cubicle, low maintenance finishes and tile floor, heated towel rail, down lights, fan, window (blind), etc.

Main BATH/SHOWER ROOM (2.7m x 1.9m) part tiled décor, shaped shower bath with screen, toilet, wash basin, towel radiator, 2nd radiator, fan, etc.

Front double BEDROOM 2 (4.3m x 3.1m) radiator and inbuilt double wardrobe.

Rear double BEDROOM (3.6m x 2.7m) radiator, access to eaves storage, inbuilt double wardrobe.

Rear double BEDROOM 4 (2.7m x 3.3m) with radiator.

OUTSIDE

Prime location at the corner of Rectory Street and Melwood View with verged and walled frontage, multi car parking court in front of integral Double Garage.

Integral DOUBLE GARAGE (5.3m x 5.3m) twin doors, light, power and central heating boiler.

All round access. Side service/bins area.

Rear enclosed rear garden laid to lawn with colourful border plantings, paved patio and terrace, etc

SERVICES (not tested)

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

LOCAL AUTHORITY

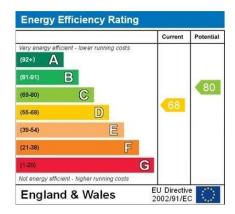
North Lincolnshire Council

COUNCIL TAX Band 'E' (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
- 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 relevan 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.