

**GRICE &  
HUNTER**

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 •
- **MUST BE VIEWED** •



**£445,000**



## 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, 2<sup>nd</sup> 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(65-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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