

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



19 Station Road, Epworth, DN9 1JY

- Substantially Extended 4 Bedroom Semi Detached House • Corner plot with extensive parking space
- 2 Reception Rooms • Modern Kitchen and Shower Room fittings • Gas central heating and PVCu Double Glazing • Garage



£240,000 NO CHAIN



Description

A traditional brick and blue slate roofed Semi Detached House which benefits from a two storey extension to provide excellent family sized accommodation. The property occupies a convenient location within this well served and ever popular rural town. The house offers an exceptional opportunity to acquire a 4 bedroom property in this sought after location.

Accommodation (room sizes approx. only)

Ground floor

Entrance HALL with radiator, PVCu double glazed external door to front and understairs storage cupboard.

LOUNGE (4.57m x 3.6m) with front facing window, PVCu double glazed patio doors to rear, radiator and wall mantled electric fire.

KITCHEN (4.5m x 1.82m) including white units with work tops and stainless steel 1 ½ bowl sink unit. Breakfast table, provision for electric oven with recirculating fan over, space for fridge and rear facing window.

SITTING ROOM (4.57m x 3.43m) with central open fireplace having tiled insets and modern surround. Radiator, front and rear facing windows.

Rear ENTRANCE HALL/UTILITY (1.68m x 1.18m) with PVCu double glazed exterior door, wall storage cupboard, work top with space for freezer and plumbing for automatic washing machine.

CLOAKROOM (1.68m x 0.9m) including modern wc and wash basin. Electric towel radiator.

First Floor

LANDING with radiator.

BEDROOM 1 (3.62m x 2.50m) with radiator.

BEDROOM 2 (3.52m x 2.50m) with radiator.

BEDROOM 3 (3.30m x 2.52m) with radiator.

BEDROOM 4 (2.63m x 1.95m) with radiator.

SHOWER ROOM (2.70m x 1.95m) including modern suite comprising large walk in shower cubicle, vanity wash basin and w.c, radiator and boiler cupboard.

OUTSIDE

The house occupies a good sized corner plot with return frontage to Battle Green from which driveway access leads to a large block paved parking area having space for several cars. Detached sectional concrete Single Garage. Rear garden area with timber shed, side access to front lawned garden having hedged boundary to road frontage.

SERVICES (not tested)

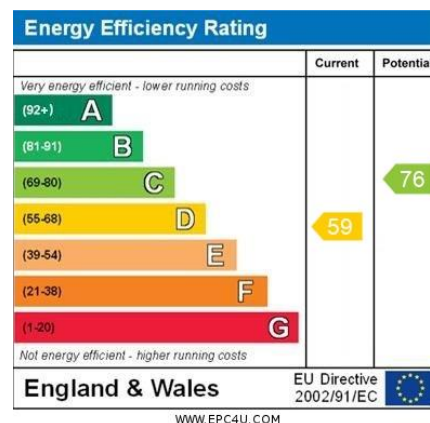
All mains services
Gas central heating system.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





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