



Burleigh Cottage, 20/22 West End Road, Epworth, DN9 1LB

- Magnificently recently commissioned 5 bed detached house of considerable architectural style and design • Standing within about $\frac{3}{4}$ acre mature gardens and croft/paddock • High constructional quality and 'designer' standards throughout • 284m² floor area • Band 'B' energy rating •
 - Shop building with exciting business/shop/Annexe renovation potential •
 - Court Yard parking for multiple cars •

Accommodation (room sizes approx. only)

Ground Floor

Oak porched **Main ENTRANCE**

Impressive RECEPTION HALL (4.5m x 2.8m) tiled floor, radiator, window, multi-down lights, understairs cupboard, and oak internal doors leading off.

CLOAKS/VANITY (1.9m x 1m) tiled floor and paint décor, toilet, vanity unit and wash basin, fan, down lights.

SITTING ROOM (5m x 5m) double aspect window outlooks, 2 radiators, tv provision, chimney breast with rustic fireplace incorporating stone hearth, mantel beam and recessed multi fuel stove.

STUDY/SNUG (3m x 2.8m) double aspect window outlooks, radiator and media sockets.

LIVING/DINING KITCHEN (7.9m x 6.3m) tiled floor, double bi-fold doors access to terrace, further double aspect windows to Gardens and Court Yard views, 3 radiators, tv provision, designer kitchen furniture with solid quartz counters and dining bar, island unit, double wine cooler, Rangemaster Professional deluxe cooking range, chimney extraction, tall fridge, tall freezer, 1½ bowl sink and mixer hose tap, dishwasher, multi down lights and hung light over island.

Side Entrance UTILITY (3.8m x 2m) with tiled floor, extensive fitted cabinets and counter top, sink and mixer tap, tiled up stand, provision for washer, concealed boiler, down lights, radiator and fan.

Turning staircase to **1st Floor LANDING** (3.8m x 4.6m) with hung chandelier to stairs well, window outlook, radiator, stairs leading off (to 2nd floor) with cupboard beneath. Oak internal doors to:-

Main BEDROOM Suite (5.1m x 5.3m) spectacular distant countryside views, double aspect windows and french balcony, 2 radiators and tv provision. **Dressing Room** (2.5m x 2.8m) leading off, with downlights, radiator, and leading to **En-suite** (2.5m x 2.7m) with tasteful tiled floor and splash areas, wc, wash basin, vanity mirror, towel radiator, down lights, fan, double aspect views and doorless rain shower cubicle (with additional hand spray).

BEDROOM 2 (5m x 5m) double aspect views, 2 radiators and tv provision.

BEDROOM 3 (3.2m x 4m) radiator, side outlooks.

Family BATH/SHOWER ROOM (2.8m x 3.7m) with co-ordinated tiling to floor and splash areas, radiator, towel radiator, 2 windows, doorless entry rain shower (additional hand spray), spa bath, wc and wide wash basin in vanity unit with mirror over.

2nd Floor LANDING with sky light window and radiator.

SHOWER ROOM (2.6m x 3.1m - 4.4m) with coordinated tiling to floor and splash areas, sky light window, towel radiator, wash basin (with cabinet over) toilet and corner curve-line rain shower cubicle (with additional hand spray)

BEDROOM 4 (2.5m max x 4.1m - 5.3) with dormer window and radiator.

BEDROOM 5/LOUNGE (6.5m x 5m) 2 radiators, side dormer window and apex window to super rear countryside views and Box Room leading off (1.6m x 1.47m)

OUTSIDE

The property occupies about ¾ **Acre** surrounding mature gardens plus rear lawned croft/potential paddock. Wide gated driveway entrance to brick paved **Court Yard** providing multi vehicle parking and access to **Garage** (integral within 'Old Shop'). To the rear of the house is a private out door Dinning Terrace with garden lighting and Summer House and lawn leading to the rear lawned **Croft** with base for Greenhouse.

The Old Shop is a 19th Century 2 storey brick and pantiled building in 3 divisions to the ground floor including integral **GARAGE** and staircase to full first floor (and affording exciting potential for renovation project).

SERVICES (not tested)

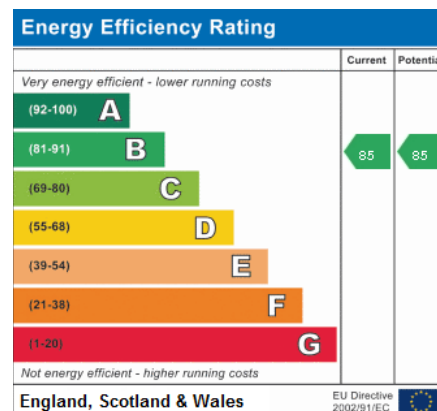
- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







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