

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



10 Popplewell Terrace, Epworth, DN9 1HW

• 2/3 BED – Plans drawn for 1 bedroom and En-Suite Attic conversion – Regulatory approval in progress • Beautiful interior • Deep enjoyable landscaped garden • Forecourt 2 car parking • Converted attic space • New roof covering • New 'Wren' fitted Kitchen • New gas central heating boiler • New Bathroom • New Décor • New Flooring, Finishes, etc • Quiet location •



£200,000 NO CHAIN



Epworth is an historic small country town with “village” feel, thriving town centre, cafes, restaurants, shops, schools, places of worship, leisure centre and pool and lots going on.

Accommodation (room sizes approx. only)

Wren fitted KITCHEN/DINER (4.7m x 3m) vinyl click flooring, navy blue plentiful units and luxury counter tops, resin sink, mixer tap, under cabinet lights, hob, fan oven, integrated dishwasher, slide in fridge freezer, boiler/utility cupboard with plumbing for auto washer, PVC double glazed double aspect windows, stable type door, down lights and tall radiator.

Understairs CLOAKS with wc and wash basin in vanity unit.

LOUNGE (3.6m x 4m) fitted carpet, front outlook, radiator, coving, wall and pendant lights, tv point, feature fireplace and electric fire.

Entrance HALL radiator, PVC front floor, click vinyl flooring and staircase to:-

1st floor LANDING with downlights and window.

Double BEDROOM 1 (3m x 3.6m) tv point, front outlook, feature character fireplace, downlights, radiator, large wardrobe cupboard with rail and shelf.

Double BEDROOM 2 (3.6m x 2.7m) rear garden view, radiator, downlights, drop down ladder to enlarged roof hatch.

ATTIC ROOF SPACE (4.8m x 4.7m) a conversion with tremendous versatility, floored with skylights and potential for Bedroom 3 (subject to any necessary Building Regs requirements).

Newly re-styled BATH/SHOWER ROOM (2.3m x 2.1m) with cushion flooring, chrome radiator, contrasting panel part décor, shaped bath with rain shower and handspray with shower screen, wc, wash basin in vanity unit, obscure glazed window, downlights and fan.

OUTSIDE

At the foot of the Popplewell Terrace cul-de-sac with forecourt turning and 2 car parking space.

Gated side access to very large landscaped and enjoyable garden with brick/tiled domestic outhouses (with electric, light and power), patio, bbq area, outside tap, seasonal plantings, pebbled area with further potential for summerhouse/home office.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators (new central heating boiler 2024)

NOTE

Potential to convert to 3 bed En-Suite (subject to Building Reg approval which is currently being sought) - See plan on last page for illustration purposes only.

LOCAL AUTHORITY

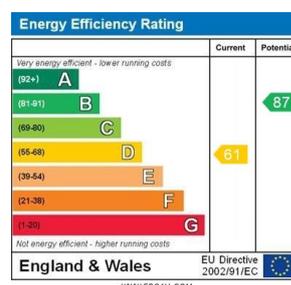
North Lincolnshire Council

COUNCIL TAX Band ‘A’ (on-line enquiry)

TENURE Freehold.

VIEWING

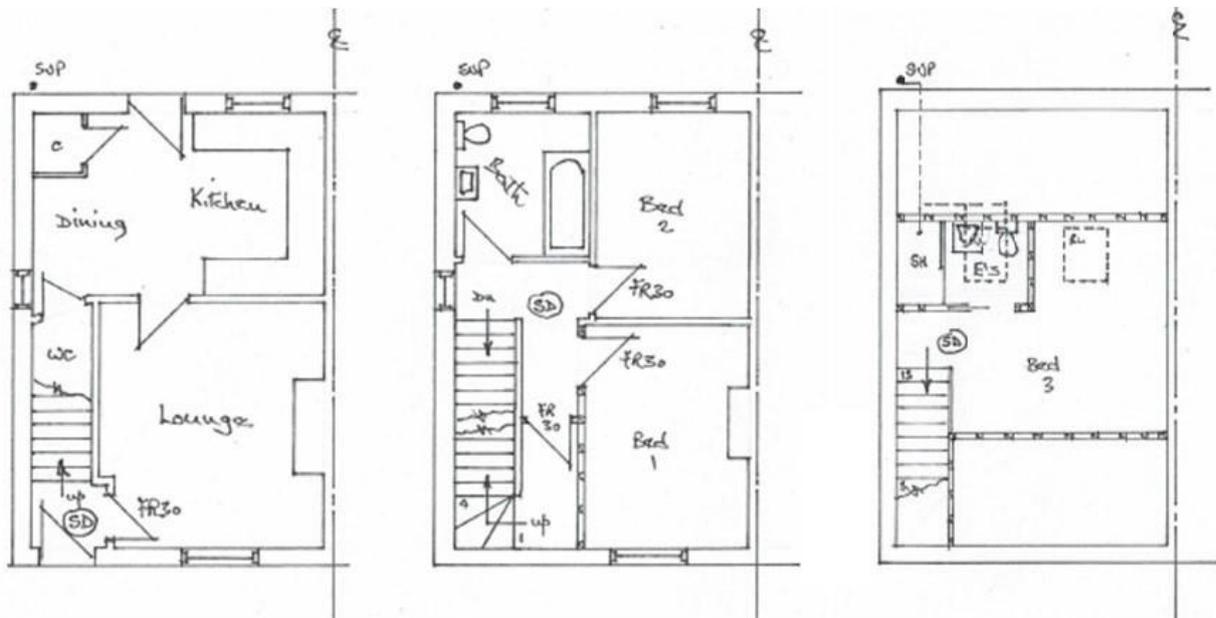
Strictly by prior appointment through Grice & Hunter 01427 873684







AWAITING BUILDING REGS APPROVAL



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