

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



33 Lockwood Bank, Epworth, DN9 1JH

- An extended 3 Double Bedroom Detached House • Gas central heating • PVCu double glazing • Integral Garage with electric door • Open countryside to rear • Convenient for central Epworth • Available with no forward chain •



£300,000 NO CHAIN



Description

A traditional Detached House which benefits from a first floor extension and occupies a favourable location on the fringe of Epworth overlooking farmland to the rear. The house offers good sized accommodation with scope for some general upgrading and comprises:-

- Lounge with adjoining Dining Area
- Kitchen and separate Utility Room
- Ground floor Cloakroom (wc)
- Main Bedroom with fitted wardrobes
- 2 further double Bedrooms (one En-Suite)
- Bathroom (wc) including shower
- Larger than average Garage
- Long block paved driveway
- Rear garden with access to public footpath

Accommodation (room sizes approx. only)

Ground floor

ENTRANCE PORCH being PVCu double glazed with tiled flooring and double exterior doors.

LOUNGE (3.39m x 2.82m) with radiator PVCu double glazed window and staircase off.

DINING AREA (3.39m x 2.82m) with radiator and rear facing PVCu double glazed window.

KITCHEN (2.67m x 2.80m) being fully tiled to walls and including range of base and wall cabinets with worktops and double drainer stainless steel sink, integrated electric oven and 4 ring gas hob. Radiator and PVCu double glazed window.

UTILITY ROOM (2.72m x 2.10m) including cloak room.) Fully tiled to walls with stainless steel sink, storage cupboard and plumbing for auto washer. Rear PVCu double glazed window and exterior stable door. Integral door to garage.

First Floor

LANDING with double glazed window, airing cupboard and radiator.

BEDROOM 1 (5.15m x 3.33m) with two radiators, front facing PVCu double glazed windows. Extensive range of fitted bedroom furniture.

BEDROOM 2 (5.17m x 2.70m) with PVCu double glazed doors to balcony and side facing PVCu double glazed window, radiator and built in wardrobes. **EN-SUITE SHOWER ROOM** (6.73m x 1.14m) including shower cubicle, vanity wash basin, radiator and PVCu double glazed window.

BEDROOM 3 (3.43m x 3.52m) radiator, PVCu double glazed window, rural aspect to rear.

BATHROOM (2.66m x 1.66m) with 4 piece suite comprising bath, shower cubicle, w/c and pedestal wash basin. Fully tiled walls, radiator and PVCu double glazed window.

OUTSIDE

Deep front garden with walled frontage and long block paved driveway with parking space for several cars.

GARAGE (6.0m x 2.75m) with electric up and over door, PVCu double glazed window, Worcester central heating boiler and water tap.

Rear Garden with extensive paved patio adjoining the house, easily managed lawns and gated access to footpath leading to Beltoft Road.

SERVICES (not tested)

Mains water, electricity, drainage and gas.
Gas central heating to radiators

LOCAL AUTHORITY

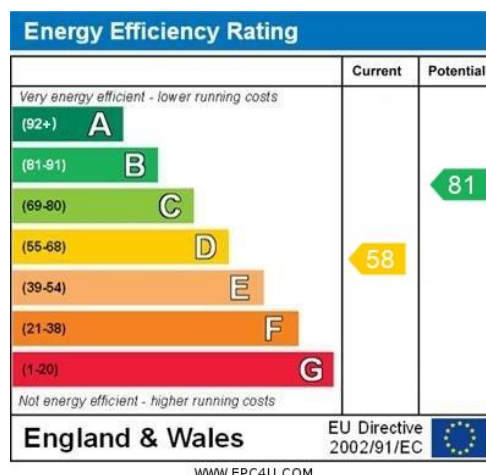
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





33, Lockwood Bank, Epworth, DN9 1JH



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