

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



8 Lockwood Bank, Epworth, DN9 1JJ

- A popular style of 2 Bedroom Detached Bungalow • Modern PVCu Windows and Doors • Ideal Central Heating Boiler (2019) • Detached Garage with modern roof •
- East facing rear Garden • Convenient for central Epworth •
- Available with immediate vacant possession •



£190,000 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 etc.

Accommodation (room sizes approx. only)

HALL Modern PVCu exterior door, radiator built in storage cupboard to inner hall.

LOUNGE/DINER (5.46m x 3.0m)
Decorative fireplace feature with electric fire, radiator and PVCu window.

KITCHEN (2.70m x 2.70m)
1 ½ bowl sink unit, integrated single oven and 4 ring gas hob. Base and wall cabinets, plumbing for washer, radiator and Ideal gas central heating boiler (2019).

BEDROOM 1 (about 3.64m x 3.0m)
Radiator, PVCu double glazed window and rear garden view. (Wardrobes included in sale).

BEDROOM 2 (2.92m x 1.60m)
Radiator, PVCu double glazed window. (Wardrobes included in sale).

SHOWER/WET ROOM 2.27m x 1.60m) Fully aqua boarded to walls, w/c and washbasin, Triton electric shower, radiator, PVCu double glazed window.

OUTSIDE

Low maintenance front garden with boundary wall frontage and side driveway leading to detached single brick **GARAGE** (5.30m x 2.50m) with modern metal double door to front and replacment roof covering, light and power.

East facing and enclosed rear garden, mainly lawned with external lighting.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

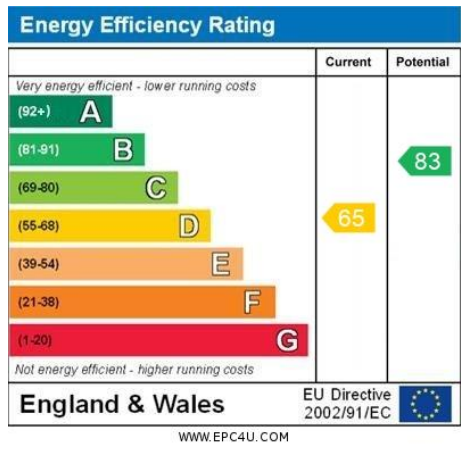
COUNCIL TAX Band ‘B’ (on-line enquiry)

TENURE

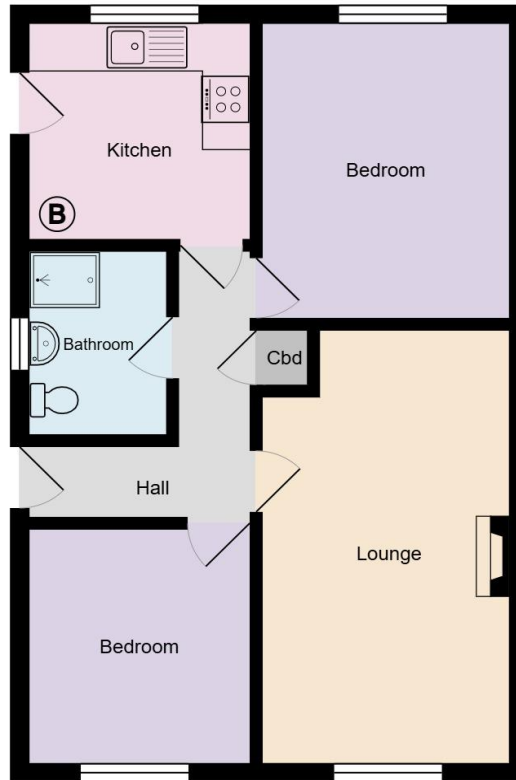
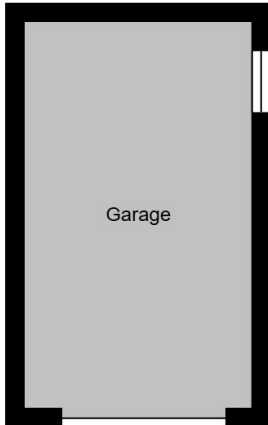
Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



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