

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



31 Harris Gardens, Epworth, DN9 1GX

- Impressive double fronted 4 Bedroom (En-Suite) Detached House • Refitted Kitchen and Bathrooms within the last 18 months • Utility Room and Cloakroom • Gas Central Heating and PVCu Double Glazing •
- Detached Garage • Views over elevated countryside to the front • South facing rear garden •



£350,000



An impressively presented 4 Bedroom Detached House convenient for the centre of Epworth but with the benefit of an edge of town location enjoying views over elevated rural landscape to the north. Offering refreshed and diligently maintained family sized accommodation including:-

- Central Reception with Cloakroom
- Remodelled family Dining Kitchen
- Separate Utility Room
- South facing Lounge
- Main Bedroom with fitted wardrobes and upgrade En-Suite
- 3 further Bedrooms
- Refitted family Bathroom

Accommodation (room sizes approx. only)

Ground Floor

Reception HALL panelled and double glazed exterior door, built in cloaks cupboard, walk in shelved storage cupboard, understairs storage, laminate flooring and radiator.

CLOAKROOM with wc, wash basin and radiator.

STUDY (3.50m x 2.0m) radiator and laminate flooring.

LOUNGE (5.17m into bay x 3.50m) central contemporary decorative fireplace with living coal gas fire, radiator, french windows to rear garden.

DINING KITCHEN (6.52m x 3.15m) refitted (18 months ago) including Bosch double oven and microwave and Bosch 5 ring gas hob with varied speed extractor over. Base and contrasting wall storage cabinets, 1 ½ bowl sink, space for fridge freezer, radiator, front and rear outlook, down lighting and laminate flooring.

UTILITY ROOM (1.73m x 1.70m) including units to match kitchen, plumbing for automatic washing machine, concealed central heating boiler, radiator, cloak hooks, extractor fan, laminate flooring and exterior door.

First Floor

LANDING with radiator and cylinder cupboard.

BEDROOM 1 (3.25m x 3.43m) with full length built in wardrobes, radiator and rear view window.

EN-SUITE Shower Room (2.13m x 1.72m) fully tiled to walls, cabinet wash basin and wc. Corner shower cubicle, towel radiator and tiled flooring.

BEDROOM 2 (3.57m x 2.87m) built in wardrobes, radiator and rear outlook.

BEDROOM 3 (3.23m x 2.86m) built in wardrobes, radiator and front countryside outlook.

BEDROOM 4 (3.25m x 2.42m) with radiator and front countryside outlook.

BATHROOM (3.00m x 1.70m) including recessed shower cubicle, panelled bath with tap shower over, pedestal wash basin and wc. Towel radiator, part tiled walls and extractor fan.

OUTSIDE

Central front entrance and side driveway with EV charging point leading to the detached brick and tiled **GARAGE** (5.0m x 2.50m) with electric light, power and side door to garden. Gated access to rear enclosed garden. Timber decking, paved patio, outside lighting and water tap.

SERVICES

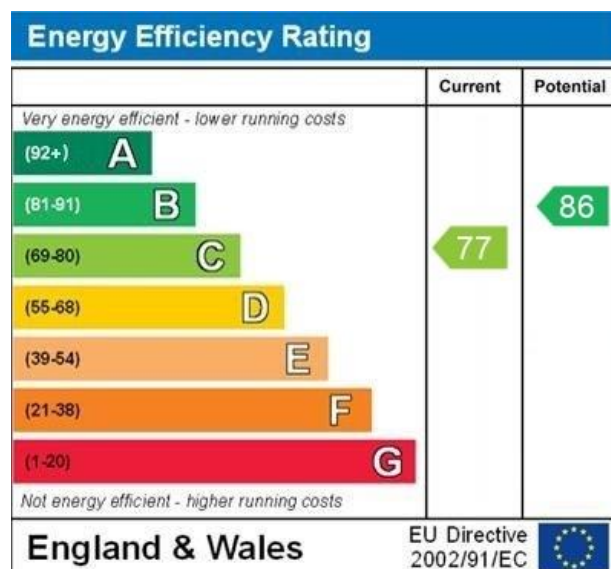
- Mains water, electricity, drainage and gas.
- Central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





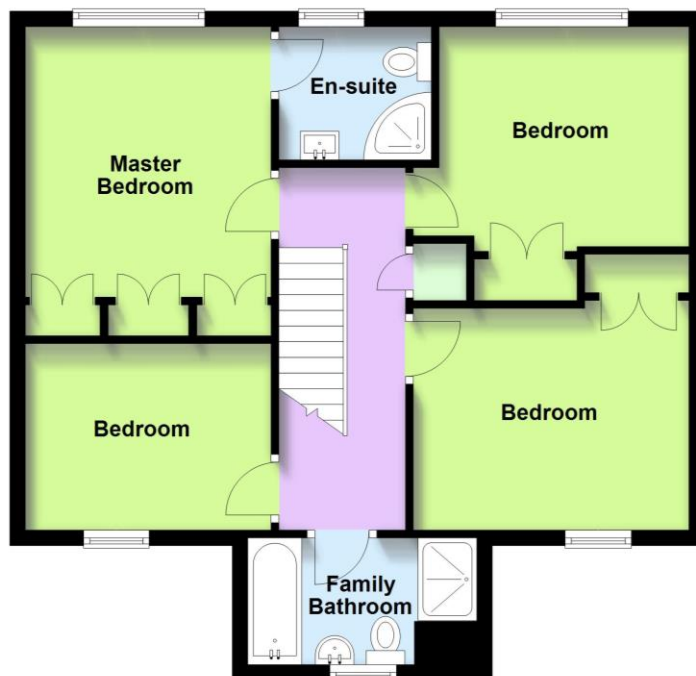
Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 sq. feet)

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