

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Arosa, 9 Shepherds Croft, Epworth, DN9 1LH

- An impressive and large 3 Bedroom Detached Bungalow with Double Garage in quiet residential setting only one mile from the centre of Epworth • Replacement PVCu Double Glazed windows and Doors • Generous plot with private rear garden • Spacious Lounge/Dining Room • Dining Kitchen and separate Utility • Modern Bathroom with shower •



£350,000 NO CHAIN



Arosa is a well proportioned and traditional detached bungalow having been built in the 1980s and occupying a good sized plot within this select development located just off Station Road. This well maintained property includes:

- Long driveway with parking for several cars
- Separate gated access to side of the bungalow
- Attached Double Brick and Tiled Garage
- Side Entrance with Cloakroom off
- Main Double Bedroom with modern fitted furniture
- Second Double Bedroom
- Third Bedroom or Study with fitted office furniture
- Lounge with French window to the garden
- Communicating Dining Room
- Dining Kitchen with garden outlook
- Utility Room with access to the Garage

Accommodation (room sizes approx. only)

HALL built in cloaks cupboard, separate shelved linen cupboard and radiator.

CLOAKROOM with wc, wash basin, radiator, mirrored vanity cabinet and tiled flooring.

Combined LOUNGE/DINER (4.4m x 3.42m)

Dining Area with radiator and laminate flooring.

Lounge Area (4.4m x 3.55m) having substantial brick fireplace with raised hearth and coal effect gas fire, radiator, laminate flooring and french windows leading to the rear garden.

DINING KITCHEN (3.25m x 3.54) fitted units to 2 sides including wall and base cabinets with down lighting, worktops and 1 ½ bowl resin sink. Free standing electric oven with extractor fan over, space for fridge, radiator, laminate flooring and rear garden outlook.

UTILITY ROOM (3.47m x 1.47m) including stainless steel sink unit, storage cupboard with worktops, plumbing for washer and dishwasher, space for dryer, Worcester central heating boiler, radiator and external door to rear garden. Integral door to attached double garage.

BEDROOM 1 (3.85m x 2.77m excluding wardrobes) full length fitted bedroom furniture including 2 triple

wardrobes, central shelved cupboard with drawer unit, fitted bedside tables and bed head. Covered radiator.
BEDROOM 2 (3.44m x 3.28m) with radiator and rear facing window.

BEDROOM 3/OFFICE (2.86m x 2.65m) including modern fitted office furniture comprising desk, drawer and storage cupboard, shelving, glazed bookcase and radiator.

BATHROOM (2.58m x 1.95m) refitted including good sized shower cubicle, cabinet wash basin and wc and bath. Fully tiled walls, tiled flooring and towel radiator. Mirrored vanity cabinet.

OUTSIDE

Front lawned garden with attractive red maple tree and long side driveway. Double gate access to side.

Brick and Tiled GARAGE in 2 sections:

Section 1 (5.4m x 3.3m) external door to rear garden and loft storage space.

Section 2 (5.4m x 3.3m)

Private and fully enclosed rear garden with mature plantings including Magnolia Tree, decked terrace adjoining the bungalow additional paved seating area and Summer House (3m x 3.0m). Outside lighting, water tap, separate gated access to from, etc.

SERVICES (not tested)

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

LOCAL AUTHORITY

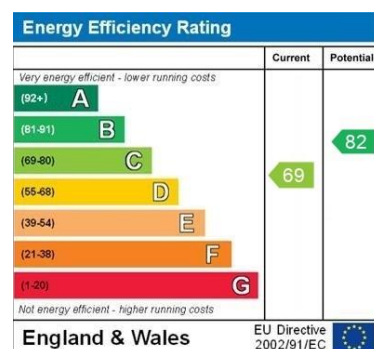
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





Ground Floor

Approx. 136.4 sq. metres (1468.6 sq. feet)



Total area: approx. 136.4 sq. metres (1468.6 sq. feet)

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