

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Chapel Cottage, Main Street, Graizelound, DN9 2LY

- A very good sized and extended Semi Detached Cottage • 2 Double Bedrooms •
- PVCu double glazing • Oil central heating • Detached Garage (new roof) • Extensive parking • Enclosed gardens • Rural hamlet only 3 miles from Epworth •



£195,000 NO CHAIN



Chapel Cottage is an attractive white painted semi detached property with the benefit of an extension to the rear and offering larger than average accommodation including:

- Generous open plan Lounge and Dining Room
- Dining Kitchen
- Utility/Boiler Room
- 2 Double Bedrooms
- Modern Bathroom
- Detached Garage with new roof structure/covering
- Outhouse and outside Toilet
- Pleasant enclosed rear garden

Accommodation (room sizes approx. only)

Ground Floor

FRONT ENTRANCE PORCH with PVCu double glazed door and window, tiled flooring and electric meter cupboard.

LOUNGE (4.55m x 3.7m) with front and side facing bay windows and 2 radiators.

DINING ROOM (4.53m x 2.76m) with side facing window, radiator and staircase off.

KITCHEN (4.2m x 2.86m) including oak fronted base and wall cabinets with stainless steel 1 ½ bowl sink, integrated double oven, 4 ring electric hob with canopied extractor over and built in fridge. Plumbing for dishwasher, counter top lighting, radiator, tiled floor, PVCu double glazed French window to the side.

REAR ENTRANCE HALL being PVCu double glazed and with tiled flooring.

UTILITY/BOILER ROOM (2.28m x 2.37m) with tiled floor, part tiling to walls, storage cabinets, oil central heating boiler and plumbing for washer.

First Floor

LANDING with spindled staircase.

BEDROOM 1 (4.56m x 3.72m) Twin aspect room enjoying views over surrounding open countryside including extensive fitted bedroom furniture comprising double and single wardrobes, drawer units and ottoman. Matching free standing bedside cabinets and fitted headboard. Radiator.

BEDROOM 2 (4.17m x 2.88m) with radiator and side facing window.

BATHROOM (2.75m x 2.1m) Fully tiled to walls and floor with modern white suite including bath with shower over, cabinet wash basin and w.c. Towel radiator and airing cupboard.

OUTSIDE

Low maintenance front garden with gated driveway and twin pedestrian gates.

Long gravel driveway with evergreen border.

DETACHED BRICK GARAGE (5.2m x 2.6m) with new roof structure and covering, new up and over door and PVCu double glazed window. Light and power.

Fully enclosed rear garden including lawn with paved patio area and concealed oil tank.

Attached brick and pantile outhouse 2.3m x 2.4m and outside toilet.

SERVICES (not tested)

Mains water, electricity and drainage. Oil central heating.

LOCAL AUTHORITY

North Lincolnshire Council

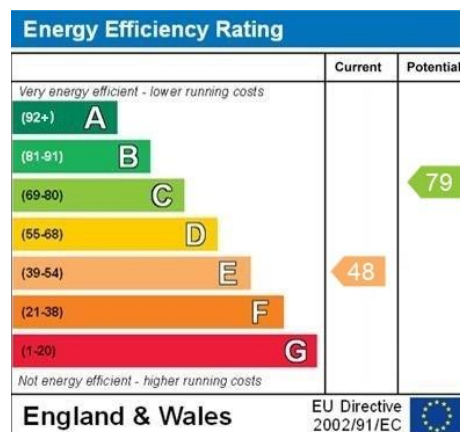
COUNCIL TAX

Band 'B' (on-line enquiry)

TENURE Freehold.

VIEWING

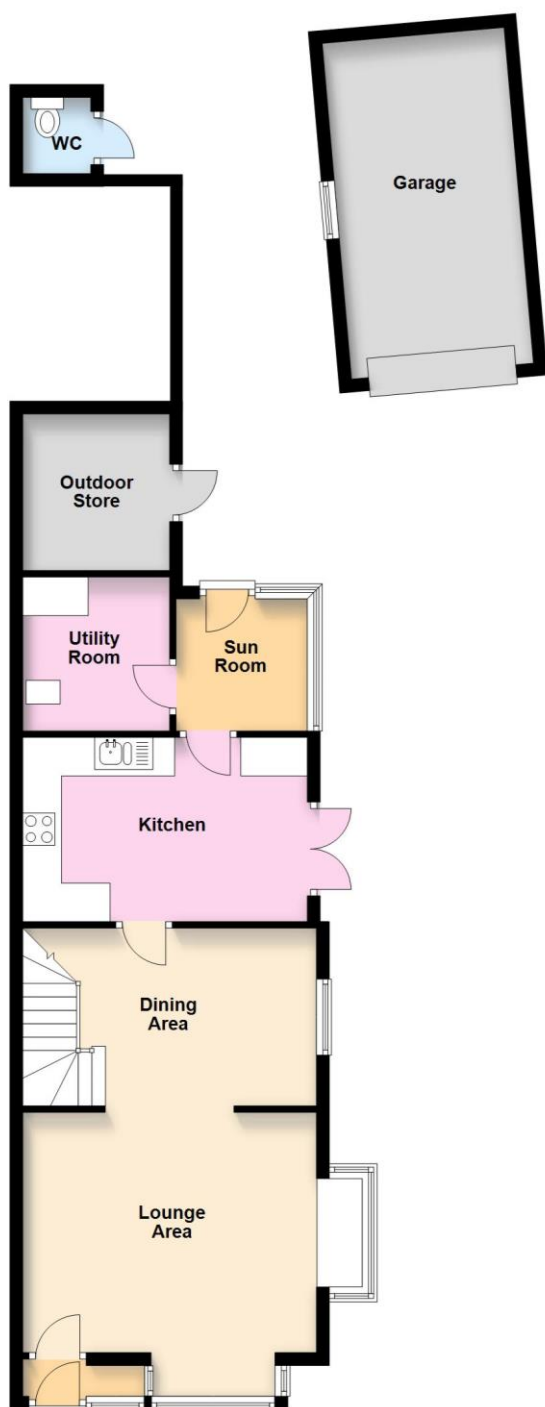
Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 121.6 sq. metres (1309.3 sq. feet)

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