

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



11 Waterhall, Epworth, DN9 1GT

- A recently thoroughly updated 5 Bedroom Detached House (En-Suite) • New Dining Kitchen • New Cloakroom and En-Suite fittings • New external and internal doors • Completely redecorated • LVT flooring • Detached Double Garage • Gas Central Heating • PVCu Double Glazing •



£359,950 NO CHAIN



A very good sized modern Detached House with accommodation on three floors which has been subject to a recent scheme of updating and refurbishment to include:-

- Central Reception Hall
- New Cloakroom fittings
- Generously proportioned through Lounge
- Superb refitted Dining Kitchen
- Multiple integrated Kitchen appliances
- Main Bedroom with fitted furniture
- Updates En-Suite
- 4 further Double Bedrooms
- Family Bathroom

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with composite external door, vertical radiator, LVT flooring and staircase off.

CLOAKROOM with wc, wash basin, vertical radiator and LVT flooring. Built-in double cupboard.

THROUGH LOUNGE (6.32m x 3.18m) with front facing bay window, two vertical radiators, wall fitted electric fire and rear facing bay window with patio doors to garden.

DINING KITCHEN (6.56m x 3.0m) new units including base cabinets with marble effect worktops, quartz sink, larder unit and wall cabinet. Integrated oven, hob, microwave, dishwasher, washing machine and fridge/freezer. Front bay window to dining area, vertical radiators, LVT flooring and exterior composite door to rear garden.

First Floor

LANDING with radiator.

BEDROOM 1 (4.76m x 3.27m) including radiator, fitted bedroom furniture comprising wardrobes and drawer units.

EN-SUITE shower cubicle with rainhead fitting, cabinet wash basin and wc. Towel radiator and part tiling to walls.

BEDROOM 2 (3.26m x 3.15m) with radiator.

BEDROOM 3 (3.20m x 3.15m) with radiator.

BATHROOM (2.0m x 1.7m) with bath having shower over, cabinet wash basin and wc. Towel radiator and part tiling to walls.

Second Floor

LANDING with radiator, velux roof light and airing cupboard.

BEDROOM 4 (3.55m x 3.27m) with radiator.

BEDROOM 5 (3.56m x 3.20m) with radiator.

OUTSIDE

Double with driveway in front of double brick and tiled **GARAGE**.

Rear enclosed garden.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

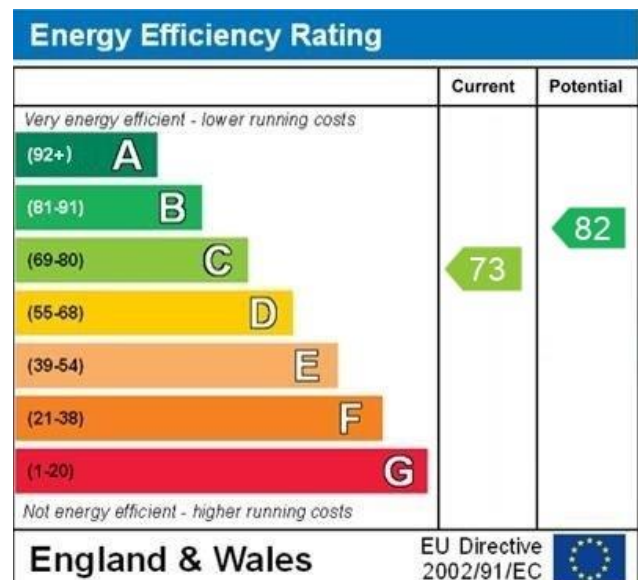
COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Leasehold 999 years from 1st May 2004.
Ground rent approximately £100 per year.

Maintenance charge approximately £206.93 per year.

VIEWING

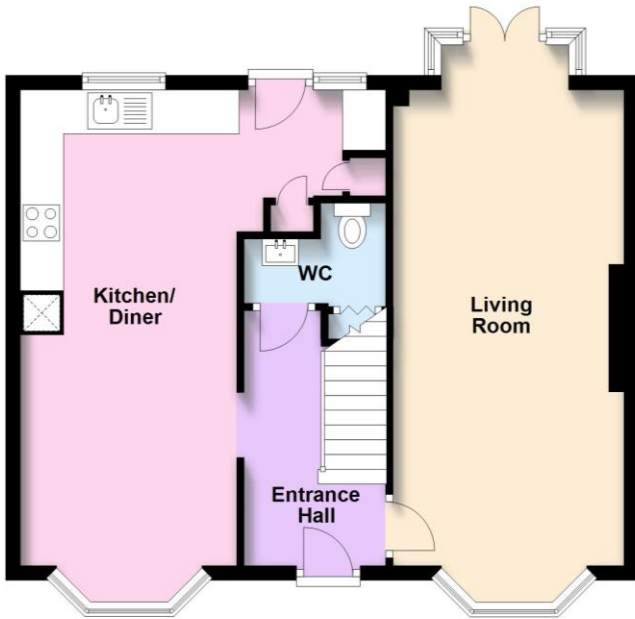
Strictly by prior appointment through Grice & Hunter
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Ground Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



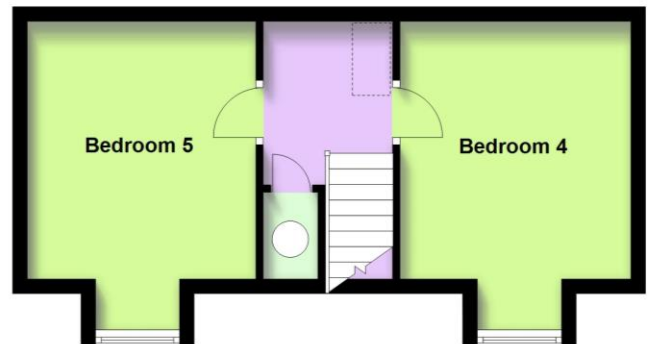
First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

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