

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 Pinfold, Epworth, DN9 1SG

- A traditional Semi Detached Bungalow • 3 Bedrooms • PVCu Double Glazing • Gas Central Heating • Garage • Modern driveway pavers • Convenient for central Epworth •



£150,000 NO CHAIN



Accommodation (room sizes approx. only)

Side ENTRANCE HALL with radiator and composite external door.

LOUNGE (5.14m x 3.86m) with front facing PVCu double glazed window.

KITCHEN (4.48m x 2.1m) with base and wall cabinets, countertops, single oven and 4 ring gas hob, plumbing for washing machine and radiator.

Inner HALL with built in cloaks cupboard.

BEDROOM 1 (3.97m x 2.60m) with rear facing PVCu double glazed window and radiator.

BEDROOM 2 (3.0m x 3.0m) with radiator and rear facing PVCu double glazed window.

BEDROOM 3 (2.95m max x 2.15m max) with radiator and rear facing PVCu double glazed window.

BATHROOM (2.5m x 2.1m) fully tiled with bath, wash basin and toilet. Airing cupboard and towel radiator.

OUTSIDE

Open plan front garden with modern paved finish. Driveway leading to the detached **GARAGE**.

Rear enclosed garden.

SERVICES (not tested)

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

LOCAL AUTHORITY

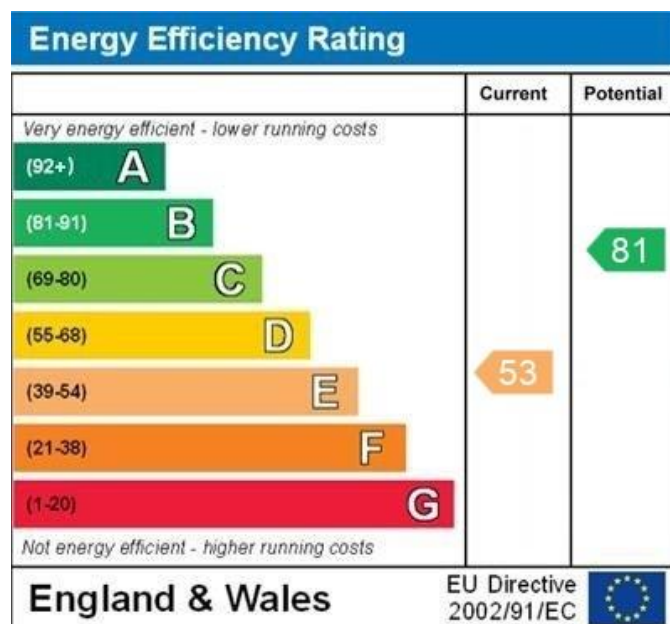
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

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Consumer Protection Regulations

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