

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

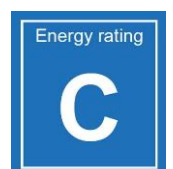


23 Axholme Drive, Epworth, DN9 1EL

- A modern 3 Bedroom (En-suite) Detached House • Gas central heating • PVC Double Glazing • Detached brick Garage • Dining Kitchen and separate Utility • Ground floor cloaks (wc) • Pleasant setting at the end of the cul-de-sac •



£250,000



Epworth is a historic small country town with “village” feel, thriving town centre cafes, restaurants, shops, post office, schools, places of worship, leisure centre and pool and a lot going on.

Ground floor:

CENTRAL RECEPTION HALL

with tiled flooring, composite front door and staircase off.

CLOAKROOM with tiled flooring, toilet, wash basin and towel radiator.

LOUNGE (5.42m x 2.65m) a through room with two radiators, front facing window and double glazed patio doors to the rear garden.

DINING KITCHEN (5.42m x 2.20m) including cream units comprising base and wall cabinets, work tops and stainless steel 1 ½ bowl sink. Integrated oven, 4 ring gas hob, dishwasher, fridge/freezer. Radiator, tiled flooring and rear garden outlook.

UTILITY ROOM (1.90m x 1.82m) including units to match the kitchen with stainless steel sink. Plumbing for washer, radiator, tiled flooring and external door to garden.

First floor:

LANDING with radiator.

BEDROOM 1 (3.23m x 2.70m) with radiator and double fitted wardrobe **EN SUITE** (1.75m x 1.73m) including

toilet, wash basin and shower cubicle. Tiled flooring, towel radiator and part tiled to walls.

BEDROOM 2 (3.30m x 3.10m), radiator, fitted wardrobe and built in storage cupboard.

BEDROOM 3 (2.30m x 2.20m) with radiator.

BATHROOM (2.12m x 1.68m) part tiled to walls with suite including wash basin, toilet and bath/shower. Tiled flooring and towel radiator.

OUTSIDE Open plan front garden with pedestrian access and side driveway to the detached brick and tiled Garage. Enclosed rear garden.

SERVICES (not tested)

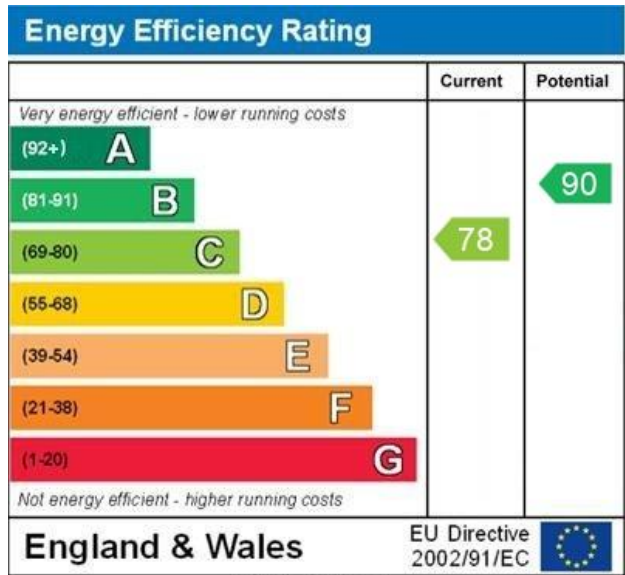
Mains water, electric, drainage and gas. Gas central heating. Solar panels which are owned with the Freehold.

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band ‘C’ (on-line enquiry)

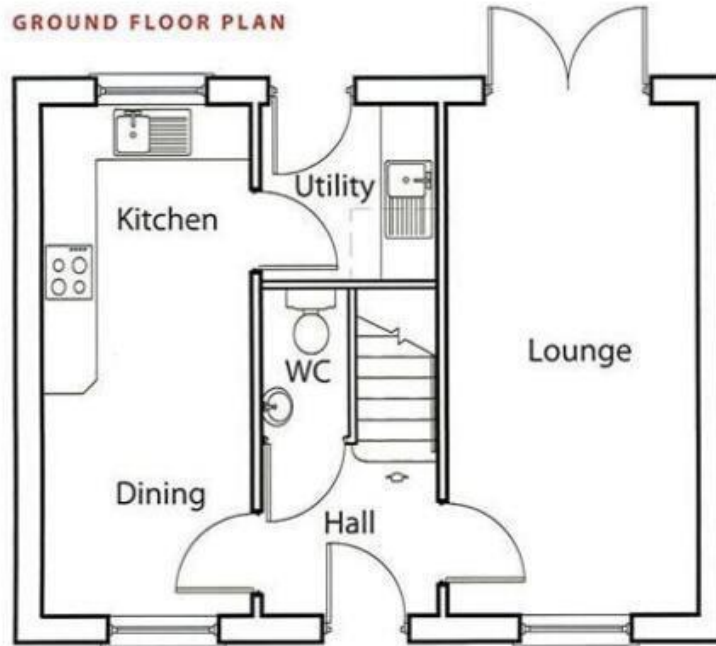
TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684

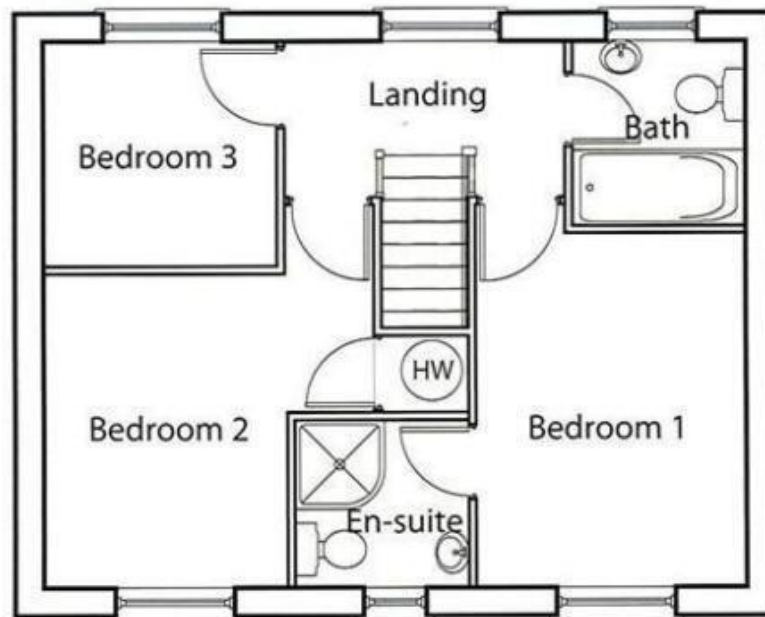


WWW.EPC4U.COM

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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