

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



12 Pinfold, Epworth, DN9 1SG

• A superb and extended 3 Bedroom Semi-Detached Bungalow • Highly impressive Dining Kitchen/Living Room • New Kitchen and Bathroom Fittings • PVCu Double Glazing and Gas Central Heating • Extensive parking space • First class presentation throughout • Popular location convenient for central Epworth •



£225,000



A popular style of semi detached bungalow with enlarged and versatile accommodation having recently been subject to an extensive modernisation scheme to provide spacious and tastefully appointed living space including:

- **Large Dining Kitchen/ Living Room** with attractive new units including built in appliances.
- **New Bathroom** including bath/shower.
- **2 ground floor Bedrooms.**
- **First floor Bedroom**
- **Wide parking court to frontage.**
- **Large driveway with further parking**
- **Detached Garage**

Accommodation (room sizes approx. only)

Ground floor

Side ENTRANCE HALL

with PVCu exterior door, radiator and built in cloaks/storage cupboard.

“L” shaped DINING KITCHEN (5.64m x 1.80m + 2.65m x 1.14m) integrated fridge/freezer, washing machine and 4 ring hob with extractor canopy over. Island dining unit with storage beneath, radiator, patio door to rear garden.

LIVING AREA (5.83m x 3.63m) stairs off with understairs storage, side facing window and inset ceiling lights.

BEDROOM 1 (5.40m x 3.0m) with front facing window and radiator.

BEDROOM 2 (2.67m x 2.92m) with decorative panelled effect finished walls, front facing window and radiator.

BATHROOM (2.29m x 1.62m) part tiled walls, “L” shaped bath with rain head fitting shower over, cabinet wash and wc. Towel radiator.

First floor

LANDING with radiator and built in storage cupboard.

BEDROOM 3 (4.33m x 3.12m) with 2 double glazed roof lights, radiator and access to eaves storage space.

OUTSIDE

Front garden with double width paved parking court. Matching long side driveway to the detached single **GARAGE** (4.80m x 2.40m)

Fence enclosed rear garden with easy maintenance lawn and paved terrace, electric point and outside tap.

SERVICES (not tested)

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

LOCAL AUTHORITY

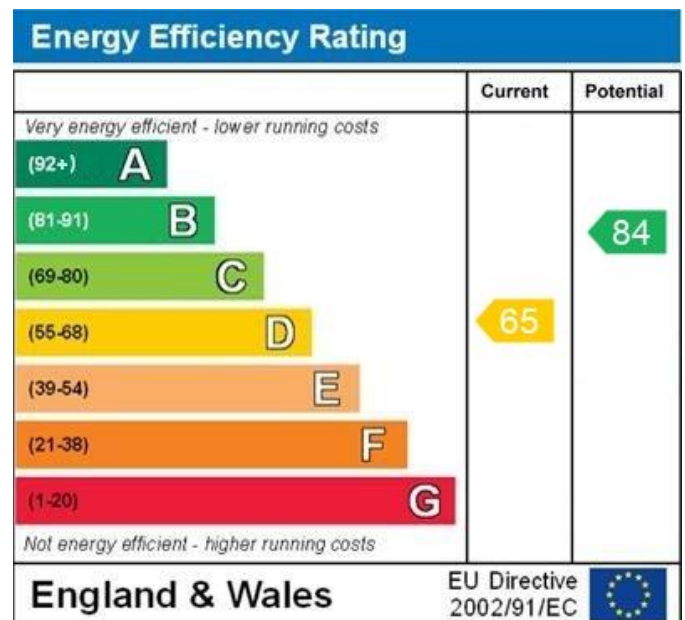
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

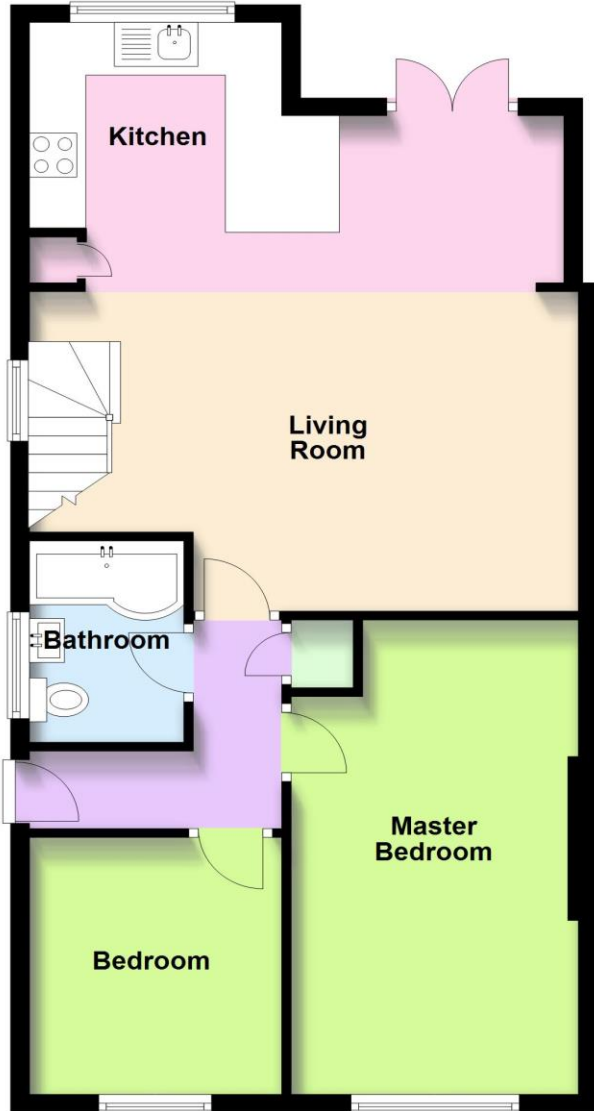


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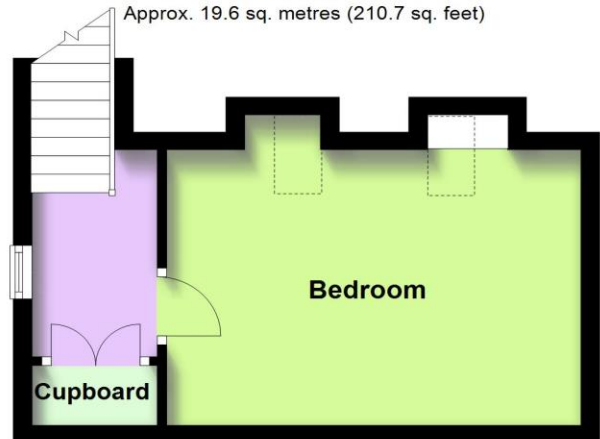
Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Room in Roof

Approx. 19.6 sq. metres (210.7 sq. feet)



Total area: approx. 86.7 sq. metres (933.3 sq. feet)

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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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