

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

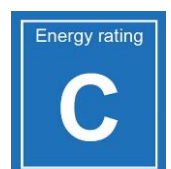


23 Hollingsworth Lane, Epworth, DN9 1EX

• A 2 Bedroomed Detached Bungalow • Gas fired central heating • PVCu double glazing • Off road parking • Semi detached brick Garage • Very pleasant location with a range of facilities within the centre of Epworth • Junction 2 of the M180 is approx. 3 miles •



£295,000 NO CHAIN



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

Accommodation (room sizes approx. only)

ENTRANCE HALL with built in cupboard.

LOUNGE (3.47m x 6.00m) dual aspect room with front and side windows, electric decorative fire and radiator.

KITCHEN (3.36m x 3.17m) with extensive range of units having contrasting work tops, breakfast bar, stainless steel sink, integrated dishwasher, fridge, freezer and washing machine. Tiled flooring, towel radiator and gas central heating boiler.

BEDROOM 1 (3.45m x 4.46m) rear garden outlook, free standing wardrobe and radiator.

BEDROOM 2 (3.37m x 3.37m) rear garden outlook and radiator.

SHOWER ROOM (2.65m x 1.83m) with shower cubicle, wash basin, wc, part tiled walls and radiator.

OUTSIDE

To the side of the bungalow there is a tarmacadam driveway which offers parking for multiple cars

Brick built semi detached **GARAGE** (5.70m x 2.90m) with lighting and power.

To the rear of the bungalow there is a lawned and paved garden and enclosed by hedging.

To the front of the bungalow there is a further lawned garden.

SERVICES (not tested)

All mains services

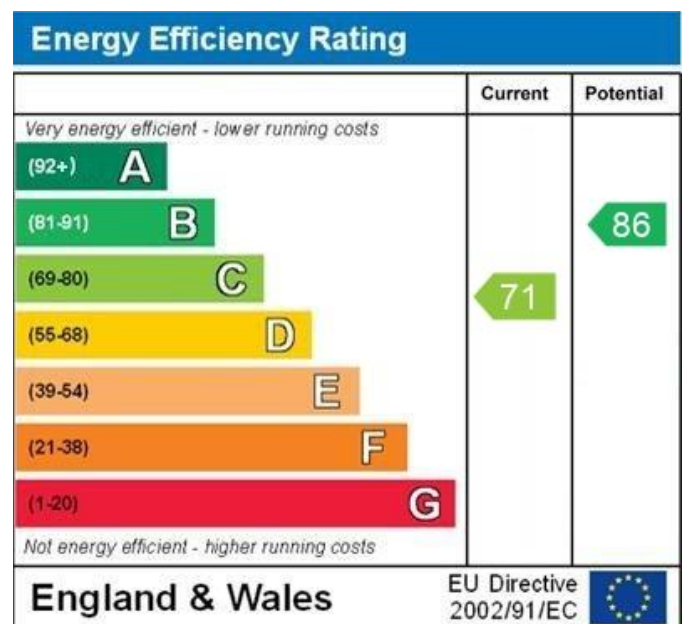
LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

The property is being sold as part of a deceased estate and probate has been applied for.

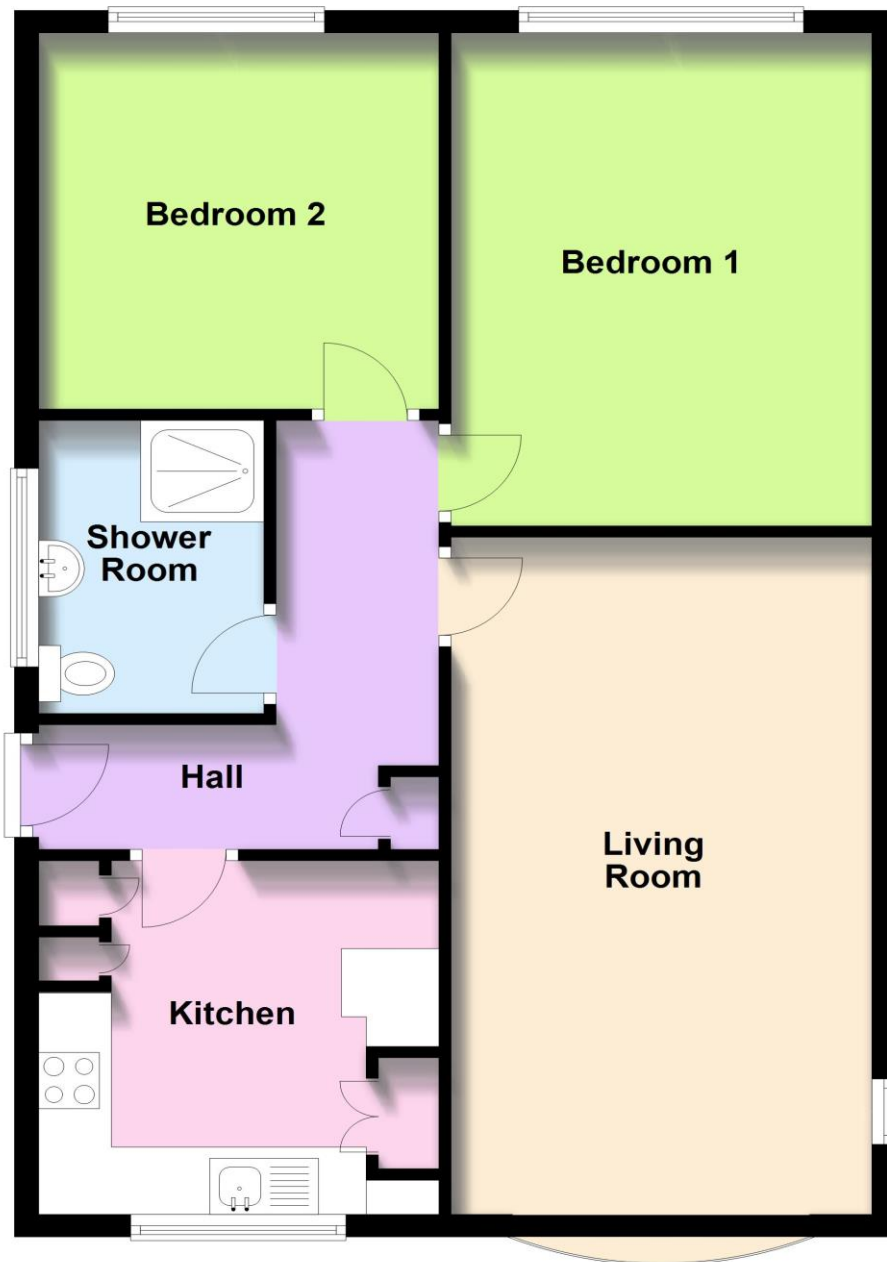
VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 sq. feet)

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
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Doncaster DN1 1BL
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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.

Misrepresentation

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