

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



“The Maltings”, off High Street, Epworth, DN9 1EP

- Beautifully presented and deceptively spacious 3/4 BED En-Suite Bungalow in secluded and quiet central Epworth setting (opposite the Doctors Surgery – hidden from the High Street) on wrap around private and delightful gardens • Large ‘L’ shaped Lounge and Dining Room • 4th Bedroom/Study • Conservatory • Stylish main Bathroom and Cloaks • Breakfast Kitchen • Gas central heating • PVC double glazing • Garage and parking •



£385,000



LOCATION

Situated in the ever popular and extremely well served rural town of Epworth which is most conveniently located only 3 miles south of junction 2 of the M180.

The bungalow is located opposite the Doctors Surgery hidden just off the High Street, being within walking distance of the excellent range of local facilities.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL with radiator and central hall leading off with radiator, walk in Store (1m x 1m), access to roof space (retractable ladder) and LVT flooring.

CLOAKROOM (2.4m x 1.2m) with vinyl floor, radiator, toilet and wash basin in vanity unit with mirror above.

‘L’ shaped LOUNGE AND DINER (7.52m x 3.37m – 3.7m x 2.37m) with LVT flooring, front outlook, french doors to rear garden, 2 radiators, tv provision, feature fireplace with hearth (provision for fire appliance), 2 ceiling lights and leading to:-

BEDROOM 4/STUDY (4.6m x 3.3m) a versatile room with front outlook, LVT flooring, tv provision, radiator and access to:-

CONSERVATORY (3m x 2.9m) with solid apex roof, lovely garden views, blinds, tiled floor, light, power and french doors to terrace and grounds.

Breakfast KITCHEN (3.7m x 3.4m) tiled floor, garden outlook, radiator, multi down lights, extensive counter tops and favourably contrasting base and wall units, upstand tiling, sink and mixer tap, pelmet lights, ceramic hob, canopied fan, Neff double oven, housing for microwave and provision for dishwasher. **UTILITY area** (2.5m x 1.95m) with matching units and tiling, provision for washer, central heating boiler, rear external door, etc.

BEDROOM 1 (4.1m x 3.7m) with extensive wardrobe furnishings, tv provision, private outlook, laminate flooring.

EN-SUITE (1.2m x 2m) with tiled floor, cubicled shower, combination toilet and wash hand basin, towel radiator and part tiled décor.

BEDROOM 2 (3.2m x 3.1m) private rear garden outlook, radiator and laminate flooring.

BEDROOM 3 (2.5m x 2.1m) private rear garden view and radiator.

BATHROOM (3.7m x 1.9m) tiled floor, towel radiator (mains and electric), multi down lights, extractor fan, curve-line shower cubicle, shaped bath, toilet, vanity furnishings with wash basin, vanity mirror (with light) and shaver point.

OUTSIDE

Fully enclosed secure wrap around delightful private and enjoyable gardens with mature plantings providing year round colour and interest and featuring south facing outdoor dining terrace, seating areas, colourful beds and borders, raised patio and hexagonal **Summer House**, lawns, apple tree, water feature (with patio adjacent), etc.

Outside lighting, water (mains and harvested). Potting shed with staging, water tap and shelving.

GARAGE (6.0m x 2.9m) with up and over door, rear personal door, light and power.

SERVICES (not tested)

Mains water, electricity, drainage and gas. Gas central heating to radiators.

AGE: Estimated to have been built circa 1987

LOCAL AUTHORITY

North Lincolnshire Council

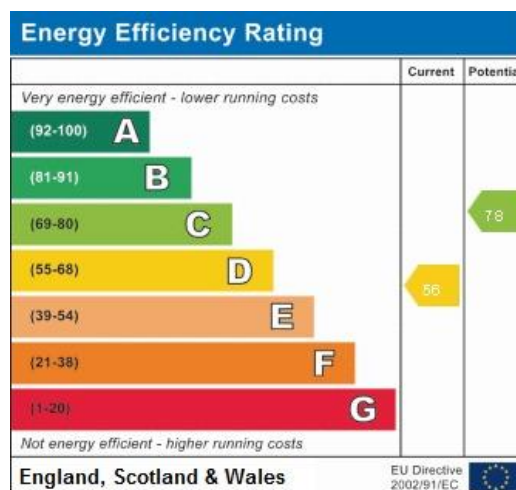
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







The Maltings



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