GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924







Holly Cottage, 23 South Street, Owston Ferry DN9 1RP

- A bespoke built 4 Bedroom (En-suite) Detached House • 3 storey family accommodation
- Excellent Dining Kitchen/Living Room • Large Orangery • 3 Bathrooms •
- Garage and off – road parking • Cream PVCu Double Glazing •
- Solar panels • Separate Utility •

RICS® Regulated by RICS

£325,000 NO CHAIN

Energy rating B

Holly Cottage was constructed about 13 years ago and offers good sized accommodation on three floors. The ground floor includes a spacious dining kitchen/family living room, attractive bathroom, bedroom 4/study, splendid orangery and utility room. The first floor includes a generous sized lounge, 2 bedrooms and shower room.
To the second floor is a large main bedroom with en-suite shower room.

Accommodation (room sizes approx. only)

Ground Floor

Entrance HALL with composite exterior door, slate effect laminate flooring, and radiator.

BEDROOM 4/STUDY (2.95m x 2.80m) front facing PVCu double glazed window and radiator.

BATHROOM (0.00 x 0.00) comprising spa bath, free standing oval sink and toilet. Part tiled to walls, tiled flooring and towel radiator.

Impressive DINING KITCHEN/LIVING ROOM
Kitchen Area (4.57m x 3.84m) with a range of units including base and wall cabinets, granite work surfaces, 1 ½ bowl stainless steel sink and mixer tap. Integrated appliances comprising fridge freezer, dish washer and microwave. Range cooker with 6 ring LPG hob with extractor fan over. Radiator, kick board lighting and PVCu double glazed window.
Living Area (4.85m x 2.80m) with spiral staircase off and French doors leading to Orangery.

ORANGERY (7.32m x 2.70m) with lantern roof light and French doors to garden decking

UTILITY ROOM (2.80m x 1.75m) with base and wall cabinets, plumbing for washer and space for dryer. Stainless steel sink, radiator, PVCu double glazed window and extractor fan.

First Floor

LANDING with vertical radiator.

'L' shaped LOUNGE (7.35m max x 3.95m max x 2.95m) front facing PVCu double glazed windows and 2 radiators.

BEDROOM 2 (3.85m x 2.67m) with rear facing PVCu double glazed window and radiator.

BEDROOM 3 (3.00m x 2.71m) with rear facing PVCu double glazed window and radiator.

SHOWER ROOM (2.95m x 1.77m) comprising shower cubicle with rain head, cabinet wash basin, vanity mirror with storage cupboard, toilet, part tild to walls, tiled flooring, PVCu double glazed window and towel radiator.

Second floor.

MAIN BEDROOM (4.36m x 4.17m) with walk in wardrobe and separate storage cupboard. PVCu double glazed window and radiator.

EN-SUITE (3.60m x 1.00m) shower with rain head, cabinet wash basin, toilet, towel radiator and extractor fan.

OUTSIDE
Driveway and gravel forecourt parking to front.
GARAGE (5.30m x 2.90m) with electric door, heat pump, radiator, water tap, PVCu double glazed window.
Pedestrian access to side of the house to enclosed rear garden. Detached brick and tiled building (5.90m x 3.50m overall) including office (3.50m x 2.37m) store place and open-sided oil tank area.

SERVICES (not tested)

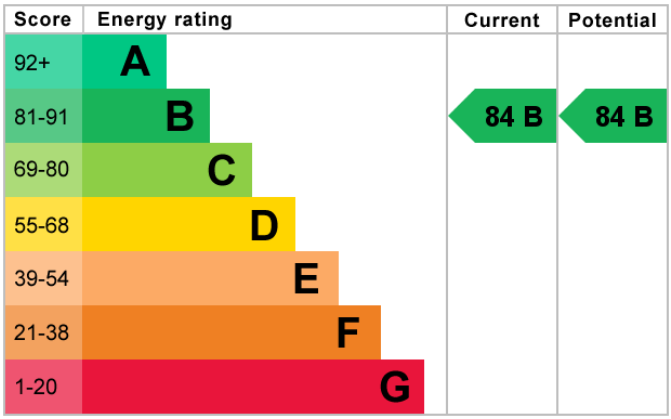
- Mains water, electricity and drainage.
- Oil central heating to radiators.
- Solar panels – owned by seller.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





















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