

## 12 Station Road, Epworth

£595,000 Freehold

A STUNNING TRADITIONAL DETACHED FAMILY HOME · PRIVATE POSITION WITHIN WALKING DISTANCE TO THE TOWN CENTRE · 6 RECEPTION ROOMS · 5 BEDROOMS · FITTED KITCHEN & UTILITY ROOM · 2 ATTRACTIVE BATHROOMS · LARGE DRIVEWAY LEADING TO THE REAR GARAGE · SURROUNDING GARDENS · EXTERNAL BAR/GARDEN ROOM · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Spacious 5-bed double-fronted home near town centre with original features, modern updates, gardens, double garage, workshop, barn bar, and versatile living spaces.

Ample parking.

Council Tax band: E

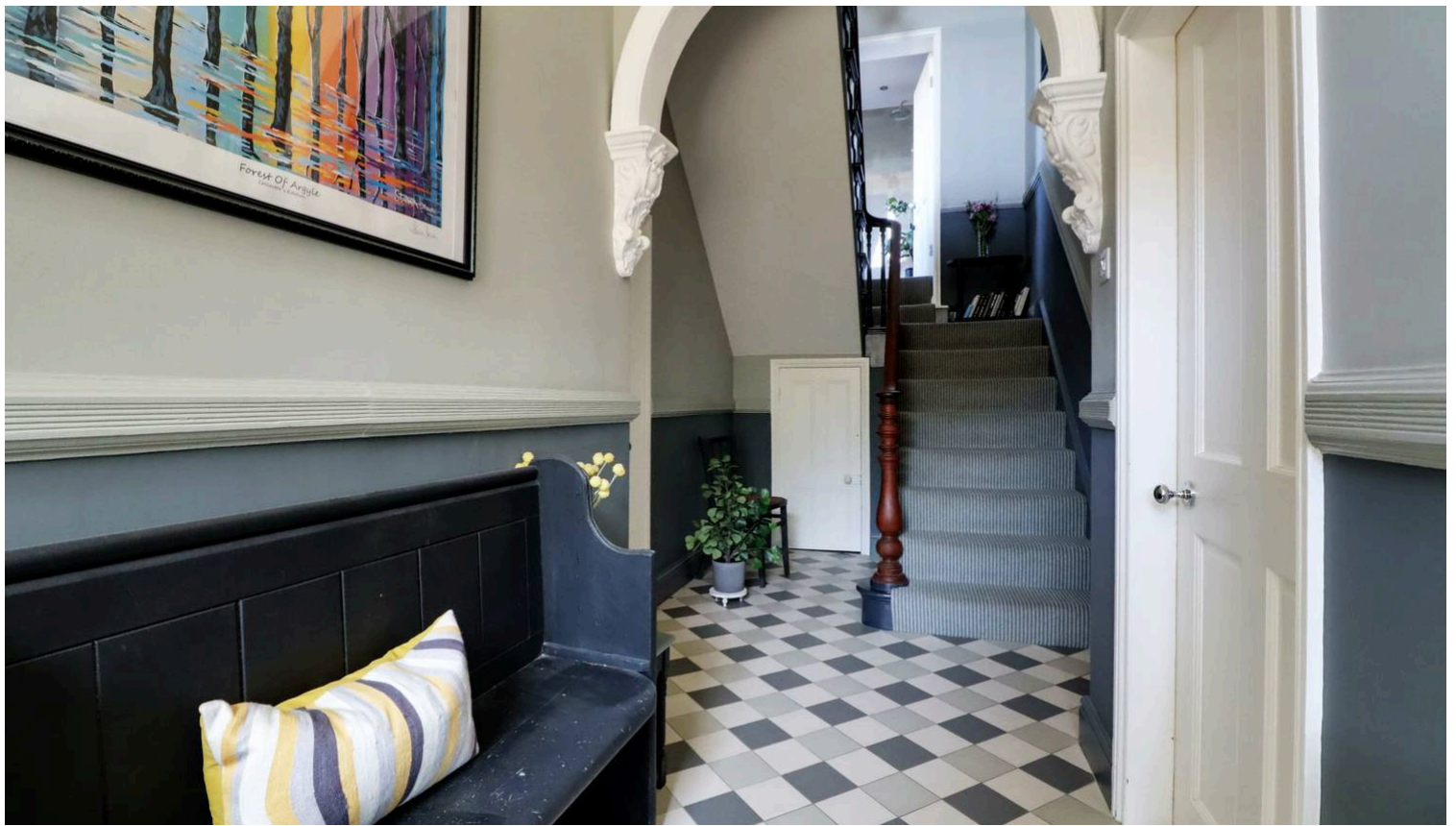
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- A STUNNING TRADITIONAL DETACHED FAMILY HOME
- PRIVATE POSITION WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- 6 RECEPTION ROOMS
- 5 BEDROOMS
- FITTED KITCHEN & UTILITY ROOM
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### Front Entrance Porch

Enjoys double glazed timber panelled French doors with large top light, exposed brickwork and internal original panelled and leaded entrance door with adjoining top light leads through to;

### Reception Hallway

7' 7" x 22' 4" (2.30m x 6.80m)

Having a feature return staircase leading to the first floor accommodation with open spell balustrading, feature newel post with matching contrasting hand rail with under stairs storage, tiled flooring, dado railing, wall to ceiling coving, picture railing and doors to;

### Fine Main Lounge

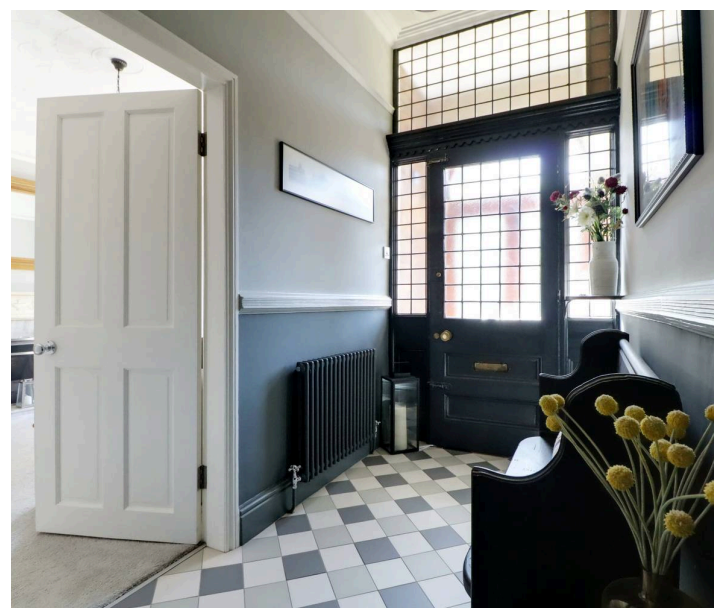
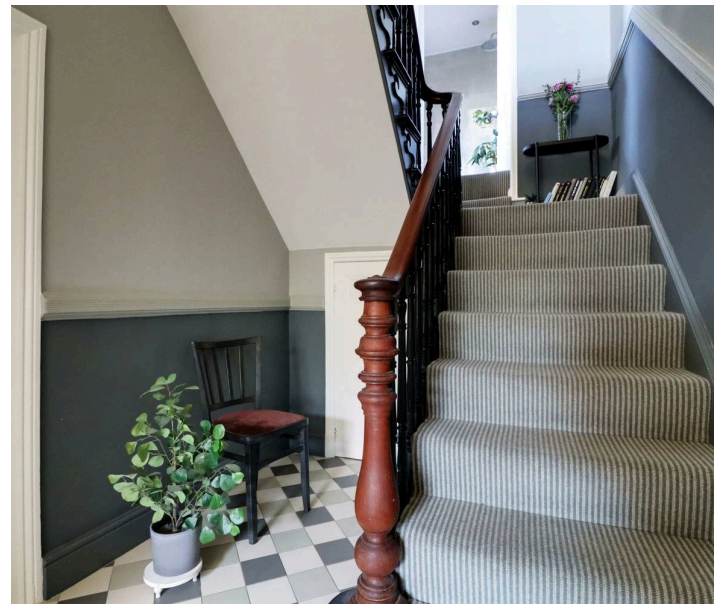
13' 1" x 16' 11" (3.98m x 5.16m)

Enjoys a dual aspect with front hardwood double glazed bay window, matching side French doors leading to the garden, solid wooden flooring, handsome polished mahogany fire surround with marbled backing hearth and a brick chamber, picture railing, deep wall to ceiling coving and ceiling rose.

### Sitting Room

13' 1" x 12' 1" (3.98m x 3.69m)

Enjoys a dual aspect with front hardwood double glazed window with fitted window seat, matching side window, handsome marbled fireplace with open grate, picture railing and internal French glazed doors leads through to;





### Day Room

12' 1" x 19' 4" (3.68m x 5.89m)

With a feature side projecting hardwood double glazed bay window with fitted seat, further side hardwood double glazed window to either side of a very handsome fireplace with granite hearth, backing and decorative surround and projecting mantel, exposed floorboards, handsome ceiling rose, bespoke fitted bar with angled recess and internal French glazed doors leads through to a very pleasant dining room.

### Play Room

12' 10" x 12' 6" (3.90m x 3.80m)

Having rear hardwood glazed entrance door with access from the driveway and rear double glazed window, inset ceiling spotlights, built-in storage cupboard housing the gas central heating boiler and doors through to;



### Study/Gymnasium

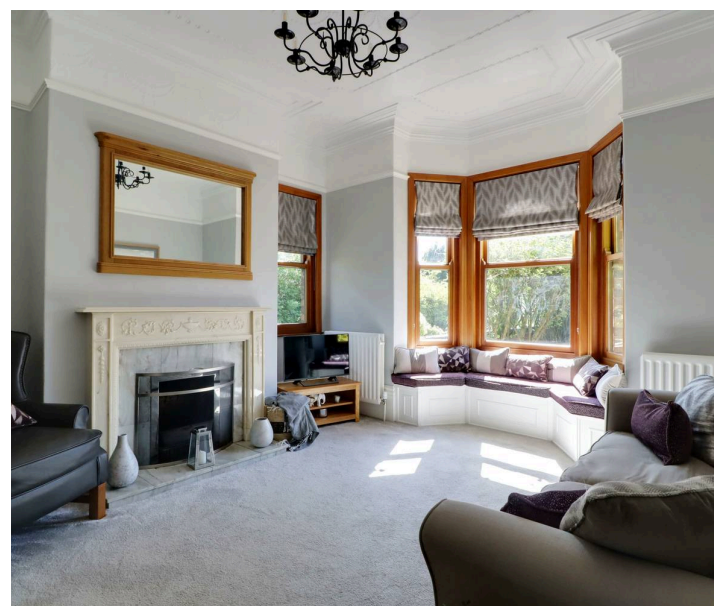
11' 2" x 12' 6" (3.40m x 3.80m)

With side hardwood double glazed windows, rear entrance door leading to the driveway and part vaulted ceiling with inset ceiling spotlights.

### Central Dining Room

19' 3" x 14' 6" (5.86m x 4.41m)

With rear hardwood double glazed window, attractive tiled flooring, inset ceiling spotlights, stairs down to a cellar and broad opening leads to;





### **Fitted Kitchen**

11' 10" x 12' 2" (3.60m x 3.71m)

With front hardwood double glazed window and side stable style entrance door. The kitchen enjoys an extensive range of shaker style furniture with brushed aluminium style pull handles with a complementary worktop incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with overhead canopied extractor and eye level double oven, integrated dishwasher and fridge, continuation of tiled flooring and doors through to;

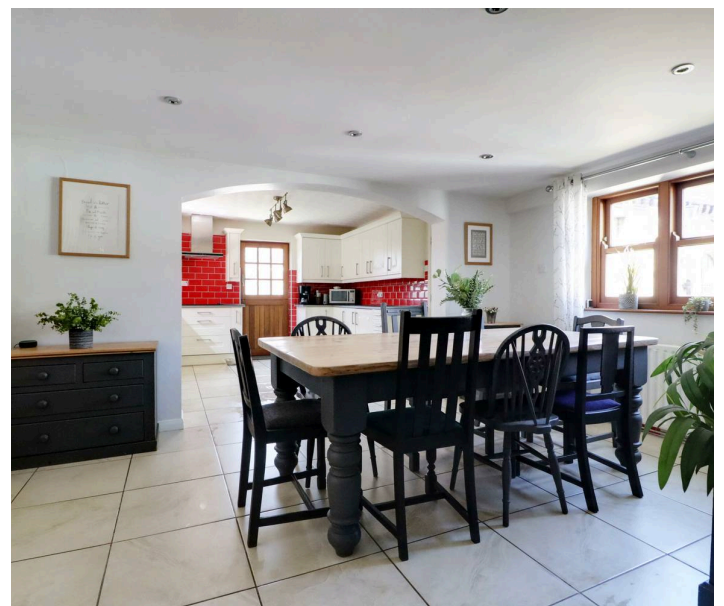
### **Utility Room**

7' 5" x 8' 11" (2.27m x 2.73m)

With a side hardwood and panelled glazed entrance door leading to the driveway, matching furniture to the kitchen, inset stainless steel sink, plumbing and space for appliances and doors to;

### **Cloakroom**

Side hardwood double glazed window with patterned glazing, providing a two piece Heritage suite in white comprising a low flush WC, wall mounted wash hand basin, tiled flooring and tiling to walls.





**Half Landing Stylish Family Shower Room**

5' 11" x 11' 10" (1.80m x 3.60m)

With a side vertical sliding hardwood double glazed sash window with patterned glazing, two piece modern suite comprises a broad period style vanity wash hand basin with chrome mixer tap, walk-in double shower with overhead mains shower and glazed screen, tiled flooring, fully tiled walls, fitted chrome towel rail and inset modern ceiling spotlights.

**Main Family Bathroom**

7' 10" x 11' 10" (2.40m x 3.60m)

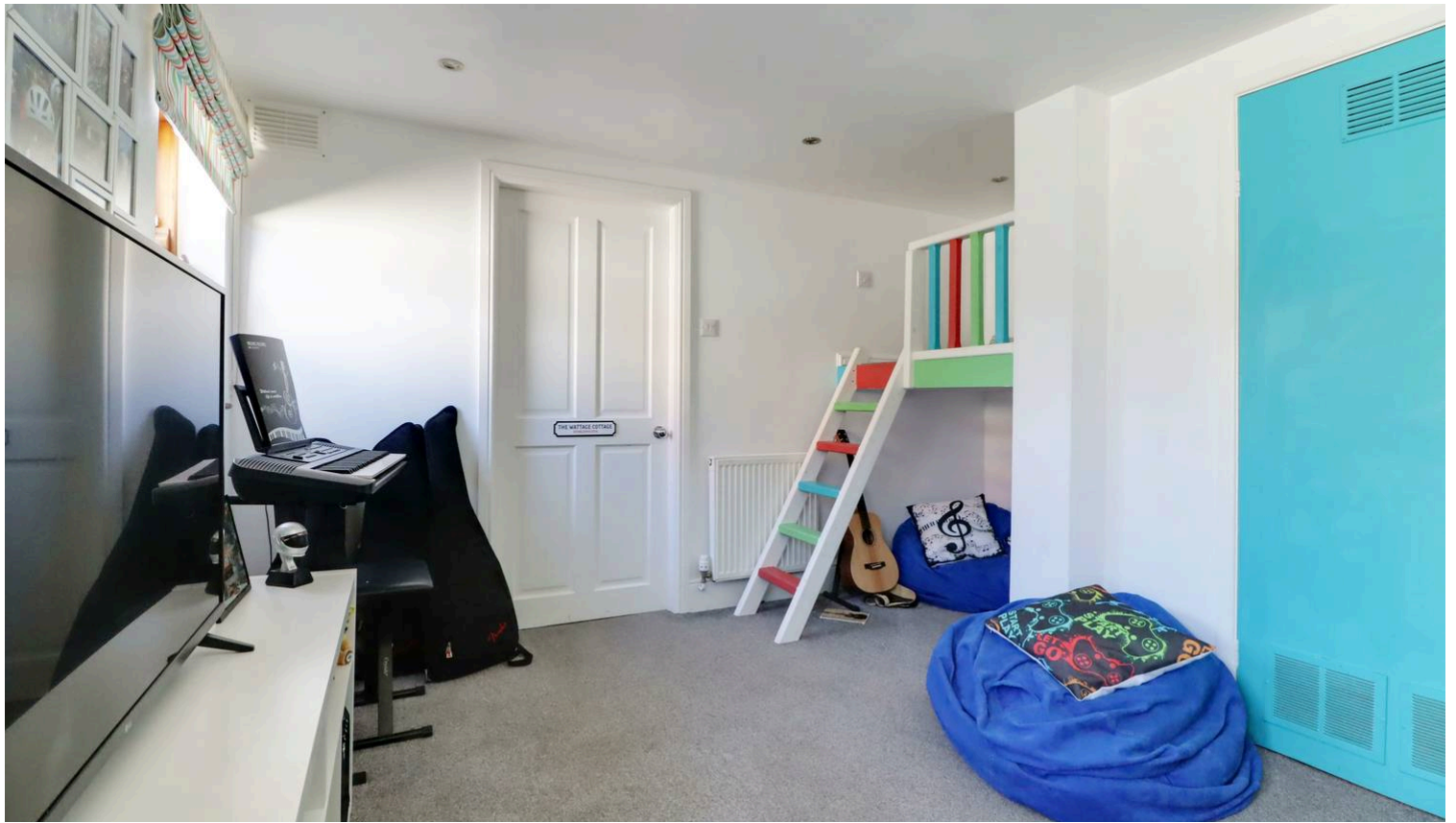
With a side hardwood double glazed window with patterned glazing, enjoying a traditional white suite comprising a low flush WC, wash hand basin with chrome base, free standing rolled top bath, period style enamel radiator with chrome towel rail, attractive oak style flooring, part tiling to the walls and inset ceiling spotlights.

**Landing**

9' 10" x 23' 9" (3.00m x 7.25m)

Front hardwood double glazed window, period style radiator, open spell balustrading with contrasting handrail, dado railing, picture railing, wall to ceiling coving and doors to;





### Master Bedroom 1

13' 1" x 12' 1" (4.00m x 3.68m)

Enjoys a dual aspect with front and side hardwood double glazed windows, bespoke fitted bedroom furniture of a shaker style with matching window seat and vanity unit and picture railing.

### Front Double Bedroom 2

13' 2" x 12' 2" (4.02m x 3.70m)

Enjoys a dual aspect with front and side hardwood double glazed windows and picture railing.

### Rear Bedroom 3

12' 2" x 11' 1" (3.70m x 3.38m)

Enjoys a dual aspect with rear and side hardwood double glazed windows and picture railing.

### Bedroom 4

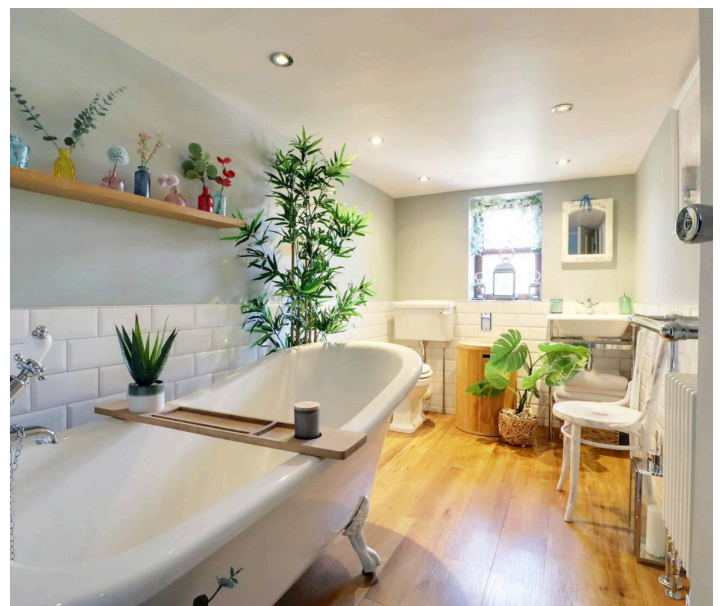
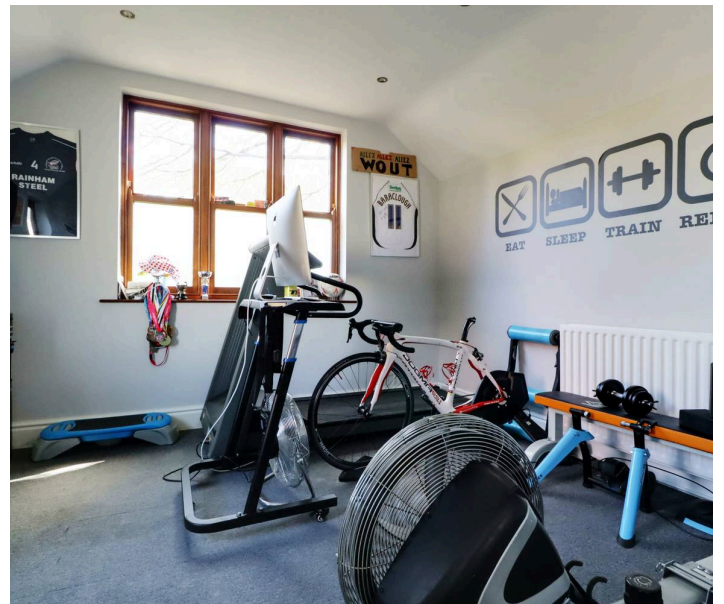
9' 2" x 11' 0" (2.80m x 3.36m)

Side hardwood double glazed window and picture railing.

### Double Bedroom 5

13' 1" x 7' 5" (4.00m x 2.26m)

Side hardwood double glazed window, built-in wardrobes and inset ceiling spotlights.





**Garage**

18' 8" x 23' 5" (5.70m x 7.15m)

Adjoining the rear of the property is a large garage with roller front door, personal door through to the garden and window, benefiting from internal power and lighting and plumbing for appliances.

**Workshop**

11' 11" x 7' 10" (3.62m x 2.40m)

With arched top timber entrance door, matching window and has internal lighting.

**Impressive Bar/Garden Room**

12' 0" x 15' 11" (3.65m x 4.85m)

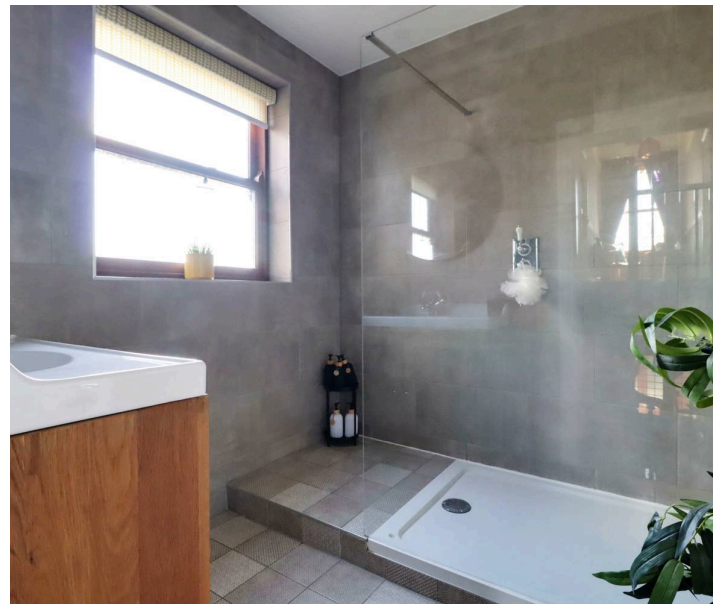
Enjoying three panelled bi-folding doors that grants access from the garden, enjoying tiled flooring, exposed brickwork, vaulted ceiling, corner bespoke bar and a handsome cast iron multi fuel stove.

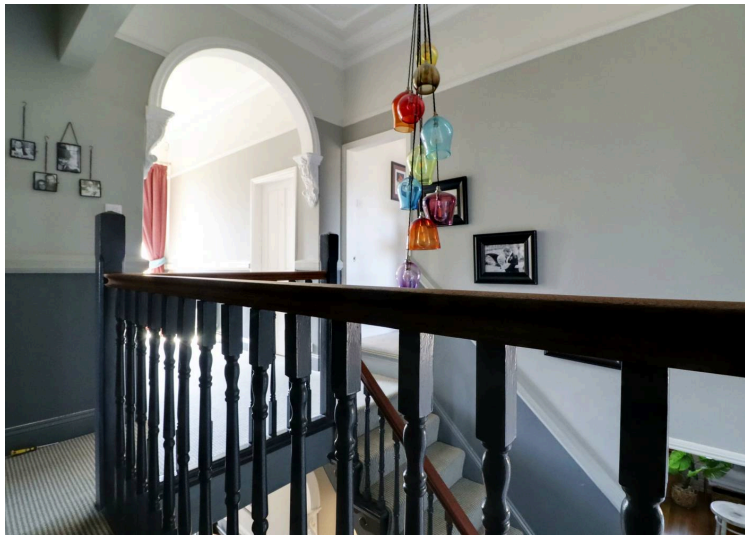
**Double Glazing**

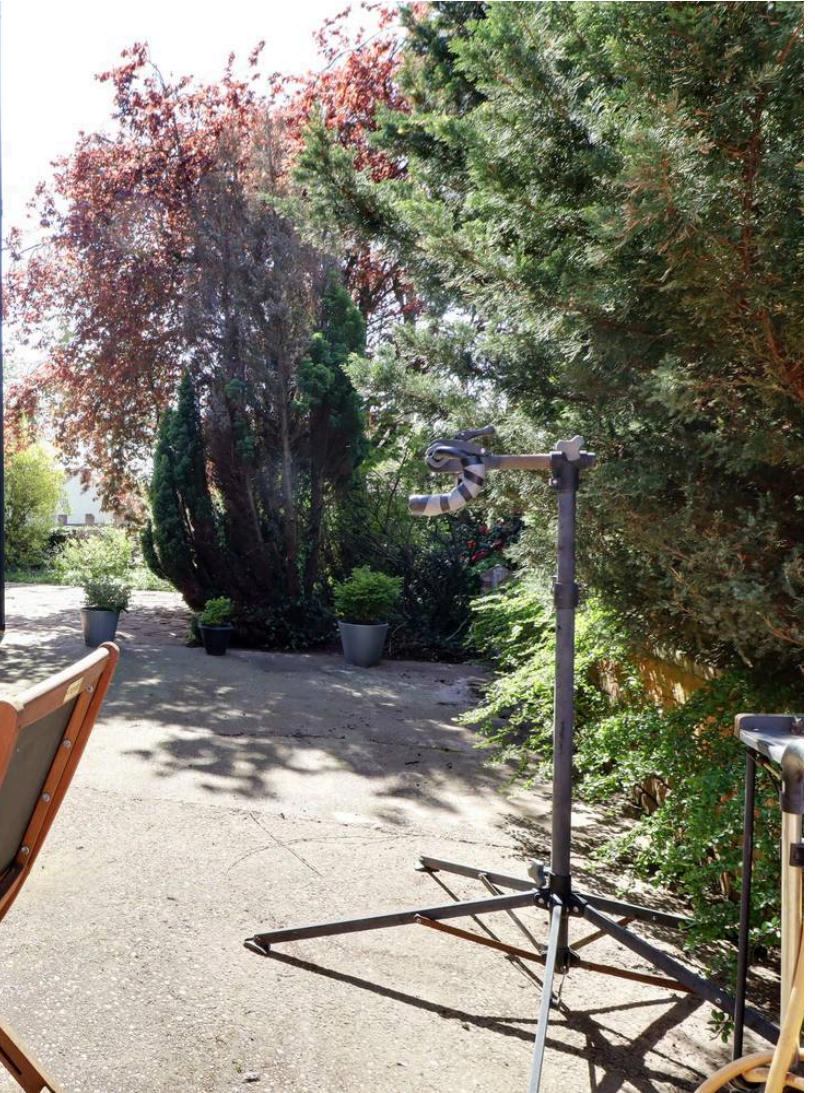
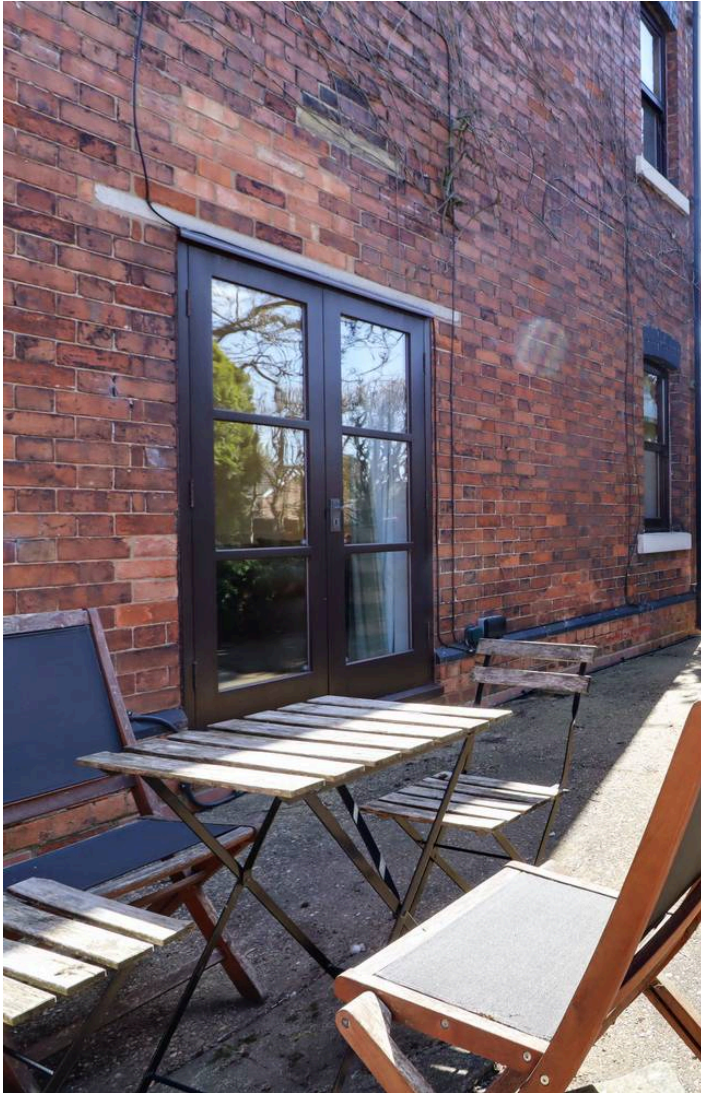
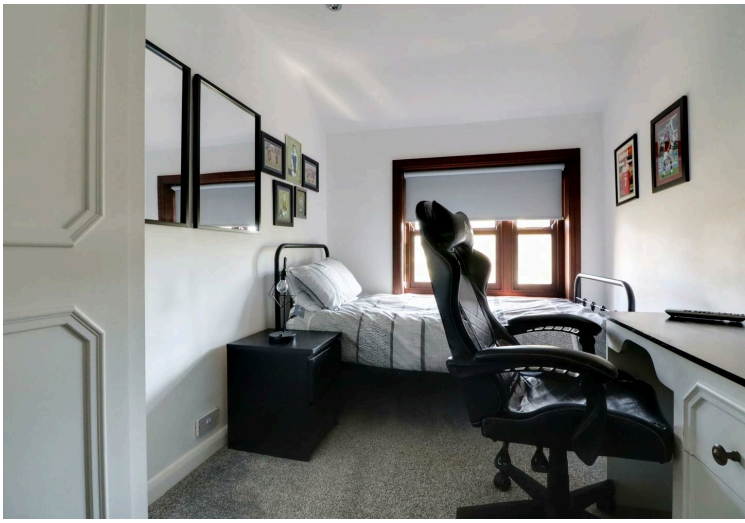
Hardwood double glazed windows.

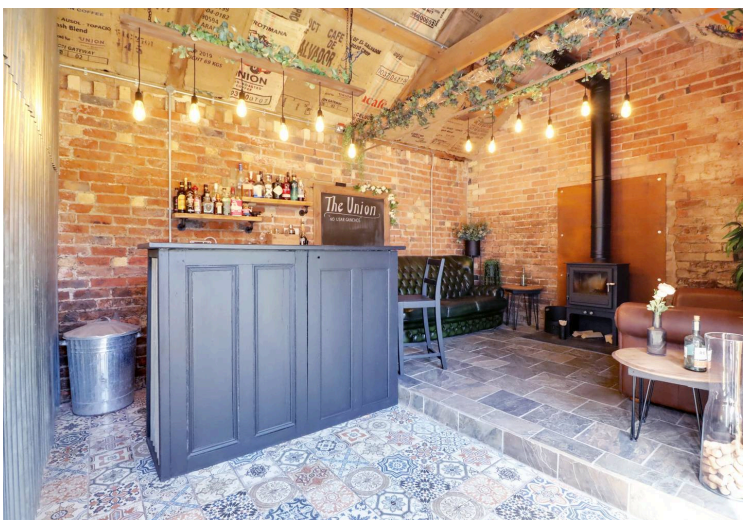
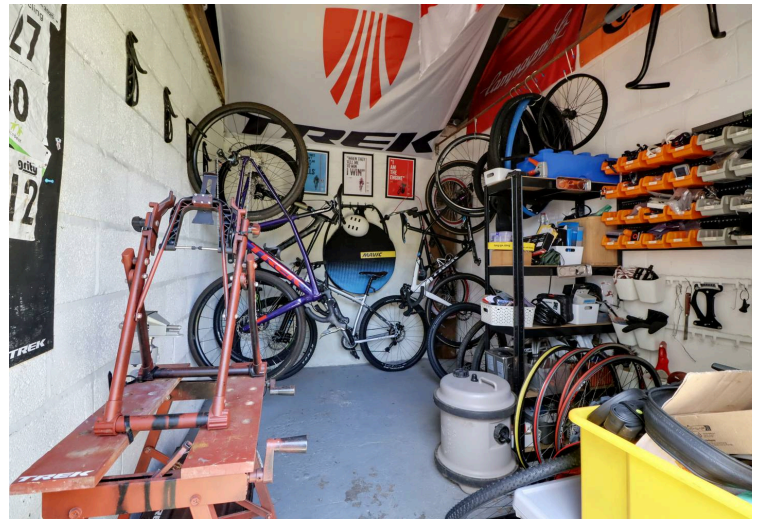
**Central Heating**

Modern gas fired central heating system to radiators via a Baxi boiler.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	73
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	10	6
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Total area: aprox. 307.2 sq metres (3306.2 sq feet)



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