

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



7A Belton Road, Epworth, DN9 1JL

- An absolutely outstanding Modern Detached Bungalow • 3 Bedrooms • Master Bedroom with En-Suite • Sensational Dining Kitchen • Separate Utility • Impressive Bathroom • Sitting Room with garden views • Large Garage • Air Source Heating • Dual colour PVCu Double Glazing • Generous plot • Convenient for central Epworth •



£459,950



The bungalow was built about 3 years ago originally as a four bedroom design and the present owner has remodelled the layout to combined two of the bedrooms to form a single larger bedroom (although this could be readily reinstated to provide four bedrooms if required). The property offers delightfully presented accommodation including:

- Fitted furniture to all Bedrooms
- Fitted media bookcase to the Sitting Room
- Dining Kitchen with patio doors to garden
- Main Bedroom with En-Suite
- Huge Second Bedroom
- Third Bedroom/Study
- Superb main Bedroom
- Garage with electric door
- Wrap around generous gardens to the rear
- High quality decorative finish throughout

Accommodation (room sizes approx. only)

Central RECEPTION HALL with composite front door, radiator and built in storage cupboard.

SITTING ROOM (4.5m x 4m) with media bookcase and storage, patio doors to the rear garden and radiator.

DINING KITCHEN (Kitchen 2.7m x 2.8m) side facing window, wall and base units with extensive worktops, breakfast bar, 1 ½ bowl sink, integrated fridge, double oven/microwave, dishwasher and wine fridge. (Dining area 4m x 3.87m) with 2 radiators and patio doors (with shutters) leading to the garden.

UTILITY (2.6m x 1.6m) with matching wall and base units, sink, plumbing for washing machine and space for tumble dryer. Exterior door to garden.

BEDROOM 1 (3.86m x 4.2m max) dual aspect windows (with shutters), radiator, full height fitted double wardrobes and drawers.

EN-SUITE (1.77m x 1.8m) fully tiled, shower cubicle, floating cabinet wash basin, toilet and chrome towel radiator.

BEDROOM 2 (5.47m x 3.3m) previously 2 rooms. Front and side facing windows, radiator, range of full height fitted wardrobes and loft access.

BATHROOM fully tiled, bath with rain shower over, floating cabinet wash basin, toilet and chrome towel radiator.

BEDROOM 3 (3.3m x 2.2m) full height fitted wardrobes, side facing window and radiator.

OUTSIDE

Paved parking in front of the larger than average **GARAGE** (5.1m x 4.7m) with electric door, power and lighting.

Path with bin storage leading to the rear. Lawned gardens to the rear and side. Timber shed.

SERVICES (not tested)

- Mains water, electricity and drainage.
- Air source heat pump.

LOCAL AUTHORITY North Lincolnshire Council

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

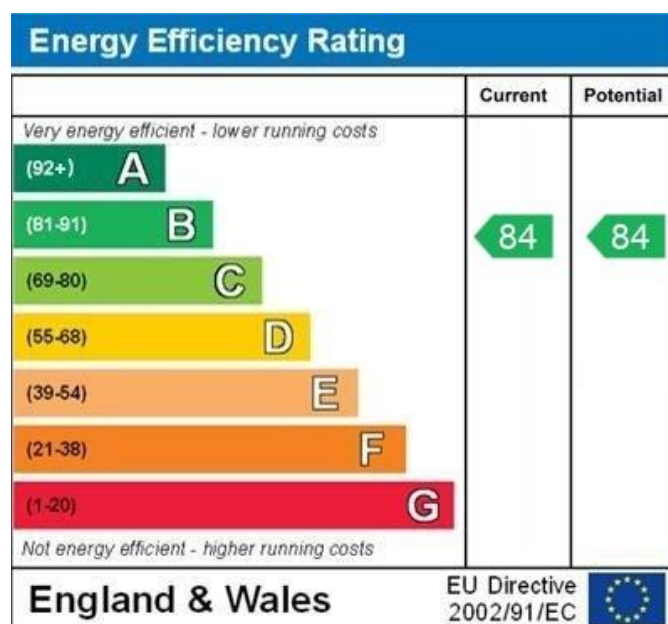
TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Additional material information

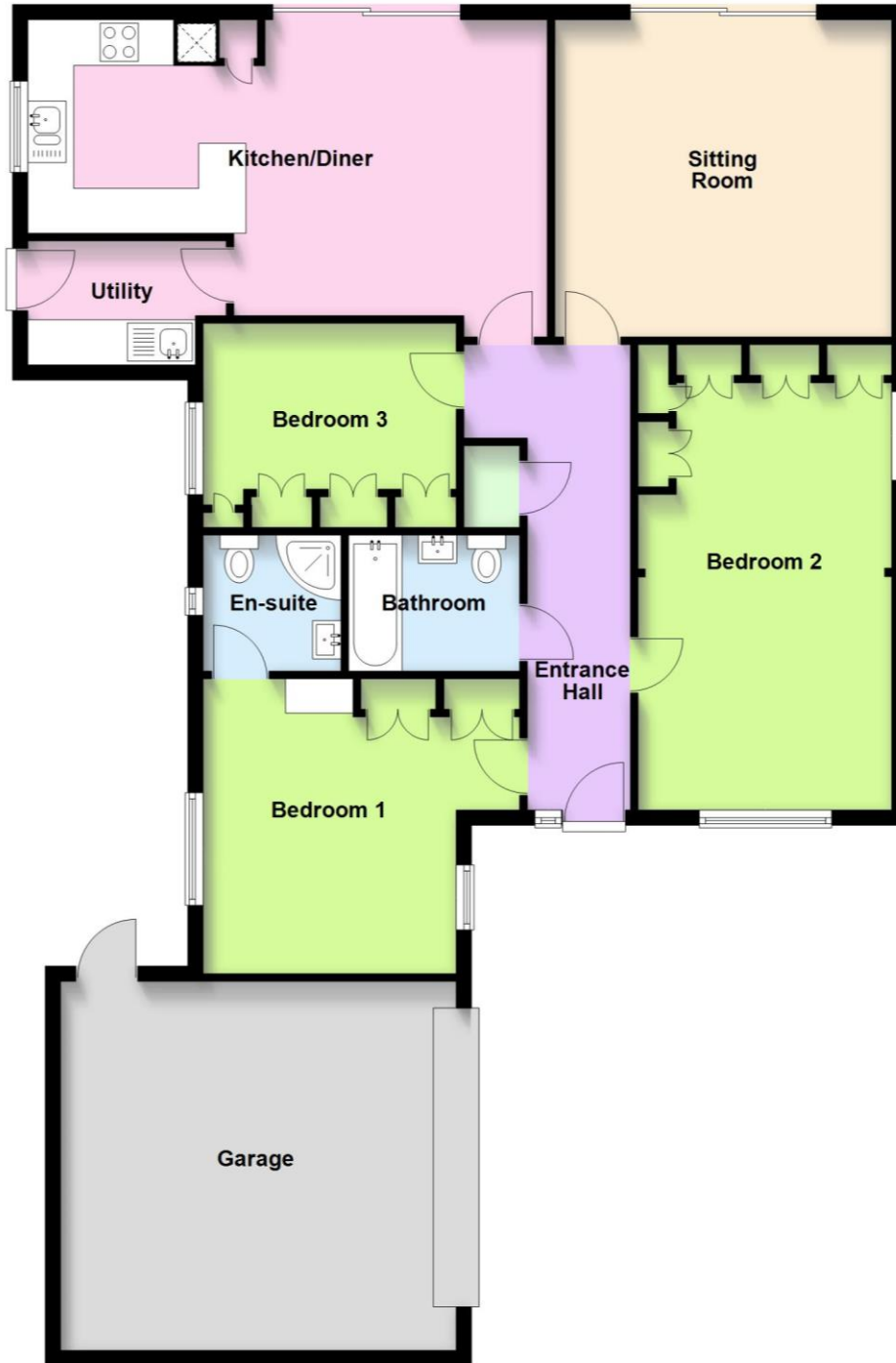
- The seller has applied for permission to remove the Sycamore tree in the rear garden which is subject to a TPO
- The shared access road remains to be completed





Ground Floor

Approx. 136.0 sq. metres (1464.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.2 sq. feet)

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