

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## “Haverthward Garth” 108 Burnham Road, Epworth, DN9 1BZ

- Highly desirable 4 Bed triple En-suite detached bungalow • Flexible layout of accommodation • Well equipped guest annex • 4 Bathrooms • Superb open plan Kitchen/Diner and Day Lounge • Detached Double Garage and extensive parking • Beautiful gardens of 0.35 acre (1400m<sup>2</sup>) • Gas central heating and PVCu Double Glazing • Prime Epworth setting with far reaching countryside views • One of the finest properties in Epworth •



**£695,000**



A standout feature of the property is the exceptional, self-contained annex. Offering complete independence with its own private entrance, the space features a well-proportioned lounge/diner, a fully equipped kitchen, a double bedroom, and a modern bathroom. This highly adaptable asset is perfect for multigenerational living, a luxurious guest suite, or a premium home office setup

**RECEPTION HALL** lovely, light and impressive with 2 radiators and light oak internal doors leading off. (Designed for potential staircase access for roof space conversion to additional first floor accommodation).

**Main LOUNGE** (5.37m x 4.8m) enjoying double aspect views, 2 radiators, recessed remote-controlled cast-iron gas fired 'stove'.

**Open plan KITCHEN, DINER and DAY LOUNGE** (6.55m x 3.7m plus 2.95m x 3.36m) fully fitted with designer kitchen units, 1 ½ bowl sink, counter tops and meal bar room divider, **integrated double oven, induction hob, canopied extractor, dishwasher, fridge, freezer, wine/beer chiller**, and feature lighting. Radiators, triple aspect views. **Diner** of entertaining size and **Day Lounge** with roof skylight and french window to outdoor terrace.

**Main DOUBLE BEDROOM and EN-SUITE** (4.2m x 4.25m) walk-in wardrobe with shelving and hanging space, multi down lights and radiator

**EN-SUITE** (2.3m x 1.42m) with marble effect wall tiling, corner shower cubicle with rain head, toilet and attractive cabinet wash basin, towel radiator, electric shaver point, wired mirror and herringbone flooring.

**Main BATHROOM** (2.36m x 2.23m) double ended bath, cubicled rain shower, wash basin and toilet integrated in vanity unit, shaver point, radiator, fan, multi down lights and tiled floor.

**BEDROOM 2 and EN-SUITE** (5.4m x 3.56m overall) fitted wardrobes, dressing table/desk, dual aspect windows, multi down lights, radiator and: -

**EN-SUITE** leading off with tiled floor and part décor, towel radiator, shaver point, cubicled shower, w.c and wash basin, etc.

**DOUBLE BEDROOM 3** (4.2m x 2.86m) with window and radiator.

### **GUEST/ANNEX SUITE**

Well appointed guest annex providing versatile accommodation ideal for visiting family and friends, home office, hobby room or dependant relative.

**Rear ENTRANCE HALL** (2.5m x 2.3m) with radiator, fitted units, boiler and plumbing for washing machine. External door and external door to private garden.

**Guest KITCHEN/UTILITY** (2.4m x 2.3m) fitted base and wall cabinets, drawers and countertops. Integrated fridge freezer, 4 ring gas hob, stainless steel sink, plumbing for washing machine.

**DINING LOUNGE** (6.3m x 3.85m) with double aspect garden views, french windows to gardens, 2 radiators.

**Guest BEDROOM 4 and EN-SUITE** (3.85m x 2.85m) rear outlook, radiator, fitted bedroom furniture with wardrobes, storage cabinets and corner unit and multi down lights.

**EN-SUITE** (2.37m x 1.93m) leading off with tiled floor and part décor, doorless entry wet room shower cubicle with rain shower and separate shower head, integrated toilet and wash basin, towel radiator, fan, down lights, etc.

### **OUTSIDE**

Gated entrance to lovely mature surrounding garden designed and landscaped with dusk/dawn motion sensor lighting, power, water tap, extensive parking, patios and terraces, manicured lawns, BBQ terrace, "secret garden" and beautiful views over the surrounding local historic landscape and countryside beyond.

**DETACHED DOUBLE GARAGE** (5.8m x 5.0m) with electric remote-controlled door, fitted shelving, light and power.

### **SERVICES (not tested)**

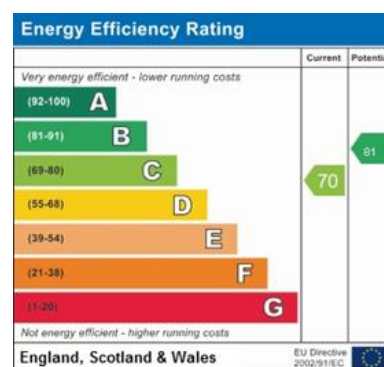
Mains water, electricity, drainage and gas. Gas central heating to radiators.

**LOCAL AUTHORITY** North Lincolnshire Council

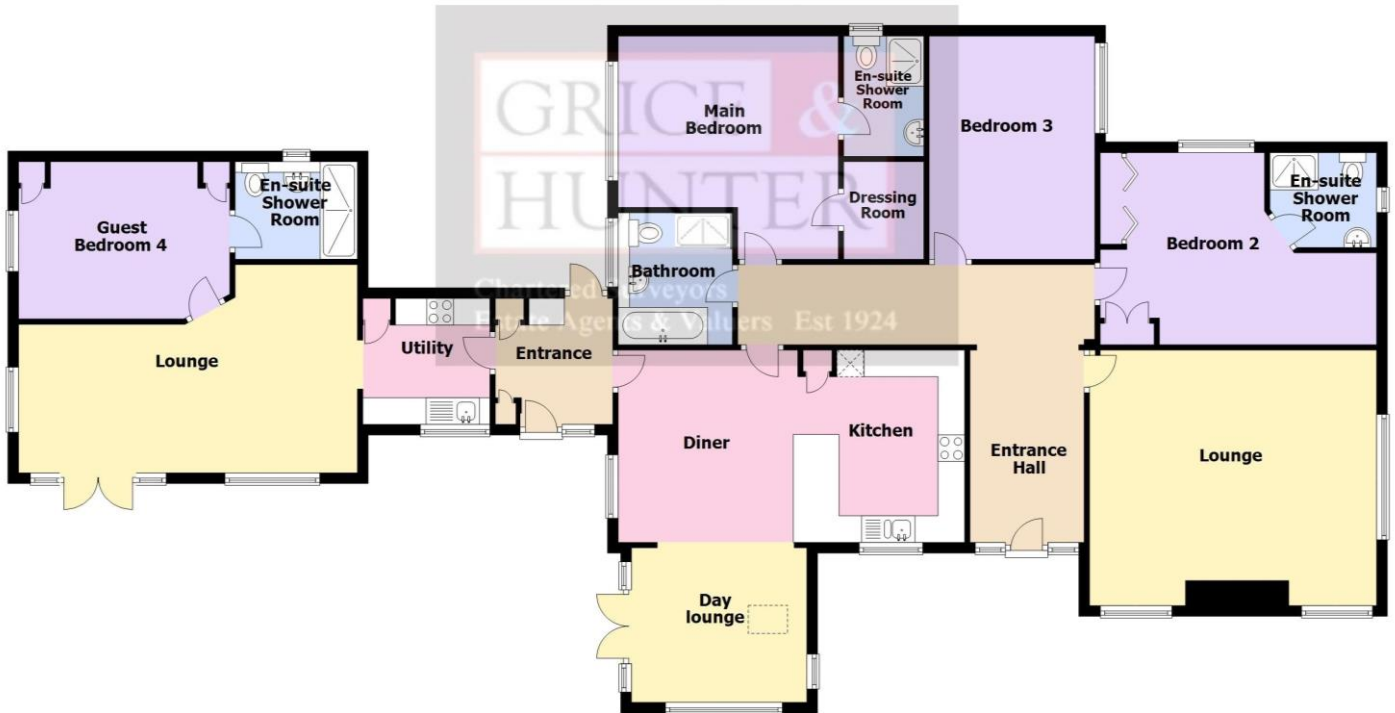
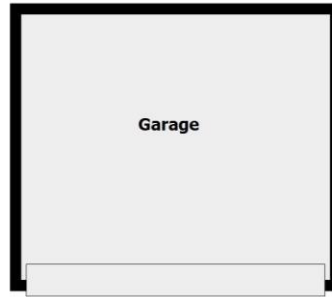
**COUNCIL TAX** Band 'E' (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684







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