



## 30 Pinfold, Epworth, DN9 1SG

- An extended and larger than average Semi-Detached Bungalow • 3 Bedrooms • Good sized Kitchen • Lounge/Diner • Long driveway with Detached Garage • Gas Central Heating and PVCu double glazing • Popular location convenient for central Epworth • In need of general updating •

**Accommodation** (room sizes overall and approximate only)

**Side ENTRANCE HALL** with PVCu double glazed door and cloaks cupboard.

**KITCHEN** (4.33m x 3.40m) including base and wall cabinets, 1 ½ bowl stainless steel sink, integral single oven and 4 ring gas hob, plumbing for washer and dishwasher, space for fridge, etc. Radiator and built in shelved pantry. Front facing PVCu double glazed window.

**LOUNGE** (5.15m x 3.85m max) with radiator, stone feature fireplace and front facing PVCu window.

**DINING AREA** (2.6m x 2.3m) with direct access to:-

**BEDROOM 1** (4.1m x 2.7m overall) with PVCu double glazed window, radiator and built in wardrobes.

**BEDROOM 2** (4.57m x 2.15m overall) with PVCu double glazed window, radiator and built in wardrobes.

**BEDROOM 3** (3.0m x 3.0m) with PVCu double glazed window and radiator.

**BATHROOM** (2.5m x 2.15m average) including bath, wash basin, toilet and shower cubicle. Radiator, linen cupboard and PVCu double glazed window.

## **OUTSIDE**

Deep front garden with long side driveway having parking space for multiple cars.

Detached brick **GARAGE**.

Low maintenance rear garden.

## **SERVICES (not tested)**

- All mains services.
- Gas central heating to radiators.

## **LOCAL AUTHORITY**

North Lincolnshire Council

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

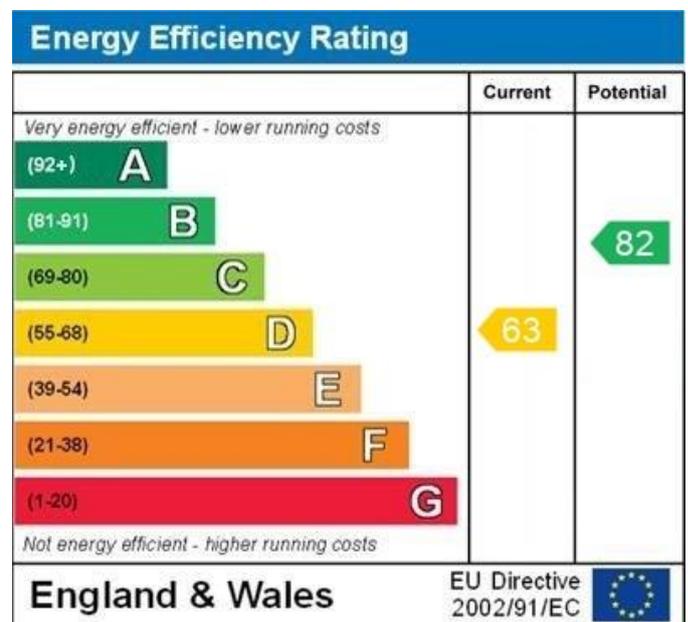
**TENURE** Freehold.

## **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684

## **MATERIAL DISCLOSURE**

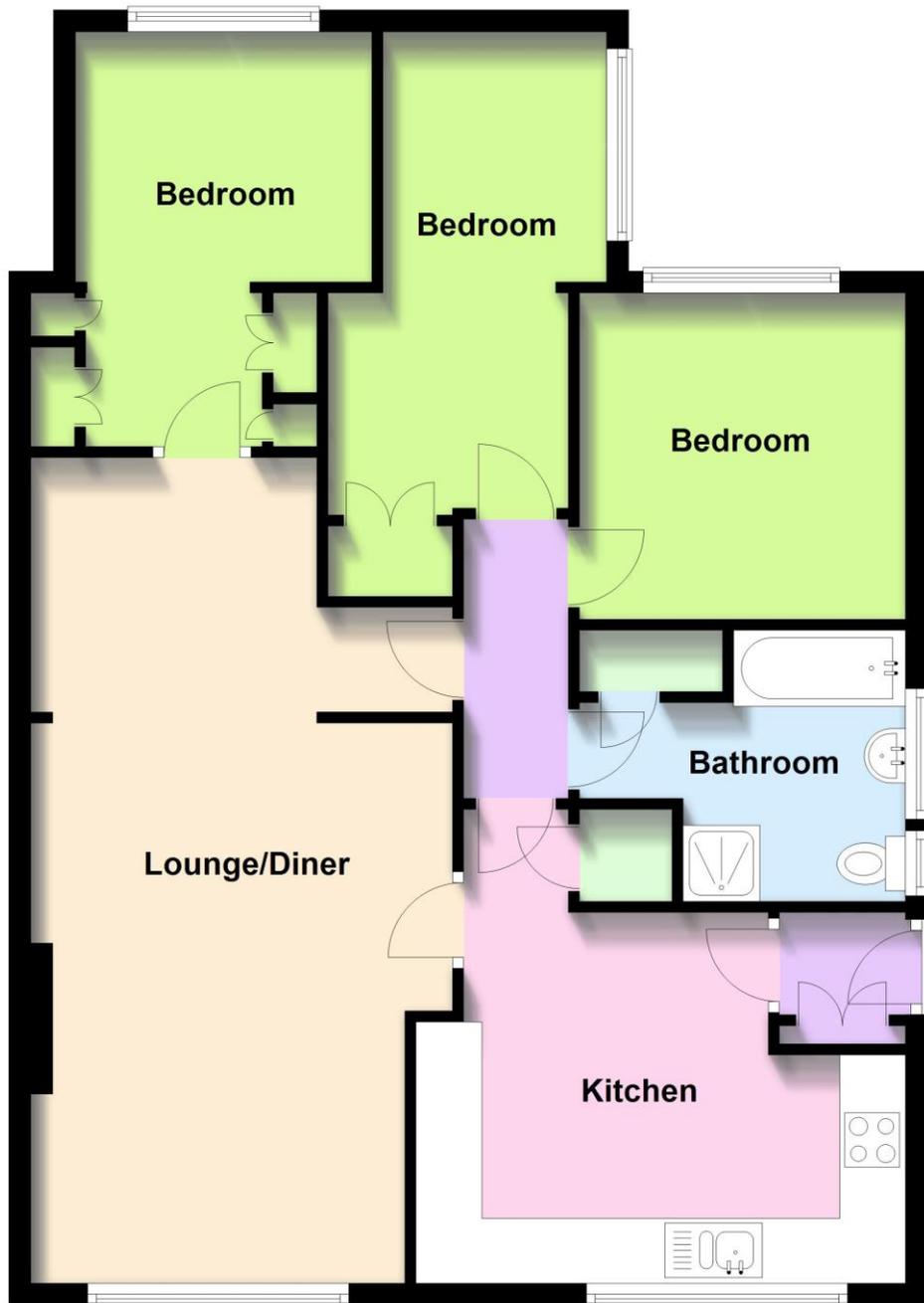
Some Japanese Knotweed growth has been present to the rear of the subject garage. This is in course of treatment and a professional Japanese Knotweed Management Plan is in place (full details to be made available to seriously interested parties).





## Ground Floor

Approx. 84.3 sq. metres (907.6 sq. feet)



Total area: approx. 84.3 sq. metres (907.6 sq. feet)

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