



## 3 Pear Tree Close, Epworth DN9 1GF

- A conveniently situated 3 Bedroom (En-suite) Detached House
- Excellent refitted Dining Kitchen and Conservatory
- Ground floor Cloakroom (wc)
- Modern air source heat pump
- Solar panels
- PVCu Double Glazing
- Garage
- Low maintenance natural gardens

A nicely presented and manageable sized Detached House with easy walking distance of the extensive range of facilities available in Epworth. The tastefully appointed accommodation includes:-

- Attractive Lounge with bay window
- Dining Kitchen refitted by Axholme Kitchens and Bathrooms including integrated Bosch appliances.
- Conservatory with Cloakroom off
- Main Bedroom with full length built-in wardrobes
- En-suite shower room
- Family Bathroom

**Accommodation** (room sizes approx. only)

### Ground Floor

**ENTRANCE HALL** with PVCu double glazed exterior door and radiator.

**LOUNGE** (4.17m x 5.20m into bay) with bay window to frontage and radiator.

**KITCHEN** ( 5.16m x 3.56m) remodelled by Axholme Kitchens with fitted base and wall cabinets, 1 ½ bowl sink. Bosch double oven, Bosch induction hob with extractor over, slim line dishwasher, under stairs cupboard with plumbing for washing machine. Matching additional cabinet, to Dining area, radiator, tiled flooring. Side facing window, internal picture window and double glazed patio doors to the Conservatory.

**CONSERVATORY** being PVCu double glazed with exterior doors to garden, radiator and tiled flooring. Integrated door to garage.

**CLOAK ROOM** with toilet, wash basin, extractor fan and tiled flooring.

**LANDING** with built in storage and separate linen cupboard.

**BEDROOM 1** (3.78m x 2.95m including wardrobes) with full length built in wardrobes, front facing window and radiator.

**EN-SUITE** (2.25m x 1.16m) fully tiled with walk in shower cubicle, pedestal wash hand basin and toilet. Towel radiator and extractor fan.

**BEDROOM 2** (2.97m x 3.0m) rear facing window and radiator.

**BEDROOM 3** (2.8m x 2.0m) front facing window and radiator.

**BATHROOM** (2.0m x 1.66m) fully tiled walls, bath with plumbed in shower over, pedestal wash hand basin and toilet, towel radiator and extractor fan.

### OUTSIDE

Side block paved driveway to attached brick and tiled **GARAGE** (5.40mx 2.70m) with light, power and water tap.

Gated access to the gable end of the house with colourful natural garden. Easy managed rear garden with paved patio.

### SERVICES (not tested)

- All mains services.
- Mitsubishi Air source heat pump serving radiators.
- Owned solar panel with 2 batteries.

### LOCAL AUTHORITY

North Lincolnshire Council

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

**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



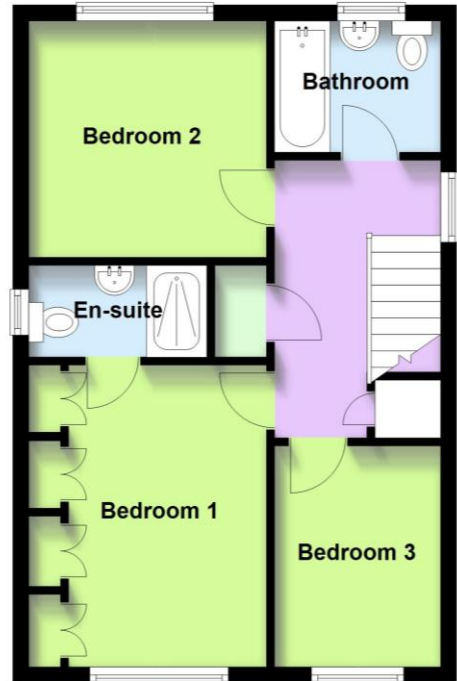
## Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

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