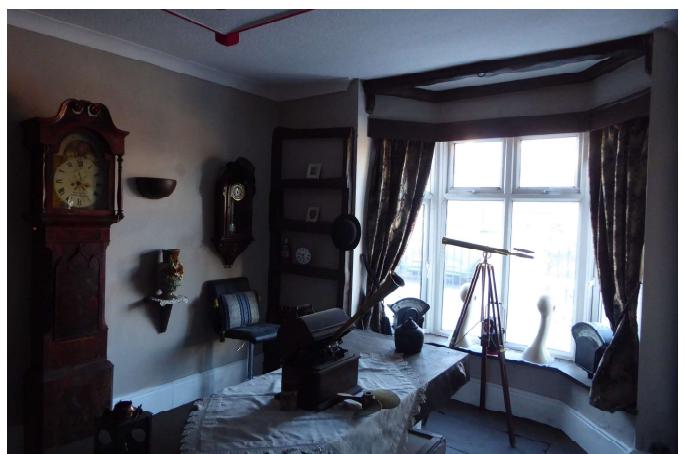
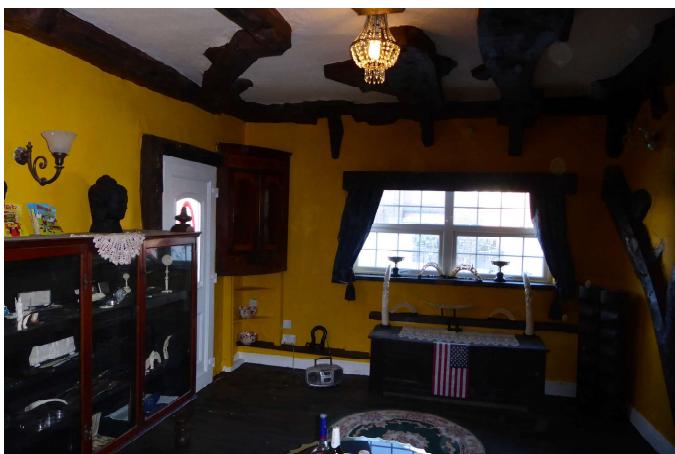




5 BURNHAM ROAD, EPWORTH DN9 1BU

An exceptionally spacious 6 bedroomed detached house with the benefit of a driveway to either side of the actual main building.

Very extensive ground floor accommodation including separate Breakfast Room and Utility Room, Kitchen, Dining Room, Conservatory Family Room, Sitting Room, Lounge, Study, two Reception Areas and a Shower Room.	EN-SUITE SHOWER ROOM BEDROOM 3 (about 4m x 3.6m) BEDROOM 4 (about 4.7m x 1.7m)
Very extensive first floor accommodation including six Bedrooms, two En-suite Shower Rooms and an additional Bathroom and Shower Room.	BEDROOM 5 (about 3.6m x 1.9m) BEDROOM 6 (about 3.7m x 2.8m)
Gas fired central heating system and PVCu double glazing.	DRESSING ROOM (about 3.8m x 1.6m)
Good sized, no maintenance, enclosed patio garden and including five useful masonry built outbuildings.	BATHROOM ONE (about 3.6m x 2.4m)
Forecourt with vehicular parking, twin driveway.	SHOWER ROOM (about 4.7m x 2m)
To the external walls the client informs us that he has provided 100mm of Jablite insulation boarding.	OUTSIDE
Centrally located within this well regarded Market Town and within very easy walking distance of a comprehensive range of facilities.	Enclosed forecourt. Side block paved driveway including substantial double wrought iron gates, to either side of the house. Easy maintenance rear split level patio garden including a combination of block paving and flagstones. There are a total of five very useful brick and tiled outbuildings.
Junction 2 of the M180 is only about 3 miles to the north.	
SCHEDULE OF ACCOMMODATION (all measurements are approx. only)	
Ground floor	
REAR RECEPTION (about 3.5m x 2.7m)	External lighting.
INNER LOBBY AND LARGE STOREROOM (about 6m x 3.8m)	SERVICES (not tested) All mains services. Gas central heating.
BREAKFAST ROOM and UTILITY ROOM (about 6.4m x 2.8m)	COUNCIL TAX Band F (on-line enquiry)
SHOWER ROOM	TENURE
KITCHEN (about 6m x 3.9m)	Freehold assumed.
DINING ROOM (about 4.2m x 3.6m)	VIEWING
LARGE CONSERVATORY FAMILY ROOM (about 7.2m x 4.6m)	Strictly by prior appointment through Grice & Hunter – 01427 873684.
SITTING ROOM (about 5.2m x 4m)	
LOUNGE (about 5.6m x 3.7m)	
STUDY (about 4m x 3m)	
FRONT ENTRANCE HALL	
LOBBY AND LARGE STOREROOM	
First floor	
LANDING	
BEDROOM 1 (about 4.3m x 2.7m)	
EN-SUITE SHOWER ROOM (about 3.1m x 1.8m)	
BEDROOM 2 (about 5.3m x 3.7m)	



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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

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