

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 32 Epworth Road, Owston Ferry, DN9 1AX

- A 4 Bedroom (en-suite) Semi Detached House
- Village fringe with open countryside to rear
- Extensive parking
- PVCu Double Glazing
- Oil Central Heating
- Conservatory
- Separate Utility



**£249,950 NO CHAIN**



A popular style of Semi Detached House with the benefit of 4 Bedrooms and occupying a favourable location on the edge of the village enjoying views over surrounding countryside to the east. The property comprises:

- Combined Lounge/Diner with wood burning stove
- Kitchen with separate Utility
- Ground floor Bedroom with En-Suite shower room
- 3 First Floor Bedrooms
- First Floor family Bathroom
- Conservatory addition
- Good sized plot
- Rear garden next to open fields.

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

### Ground Floor

**ENTRANCE PORCH** with composite exterior door and cloaks hooks.

**RECEPTION HALL** with composite herringbone flooring and cloak hooks.

**LOUNGE** (3.75m x 4.10m) front facing PVCu double glazed window, feature fireplace with wood burning stove. Radiator and composite herringbone flooring.

**DINING AREA** (3.10m x 2.26m) with covered radiator and double doors to :

**CONSERVATORY** (3.7m x 3.4m) with radiator and composite herringbone flooring.

**KITCHEN** (4.3m x 3.7m) cream units with contrasting counter tops and stainless-steel sink unit, housing for electric cooker, space for American style fridge freezer and understairs storage cupboard.

**UTILITY** (3.4m max x 1.50m) with exterior PVCu door, plumbing for washer, space for fridge/dryer and oil central heating boiler.

**BEDROOM 1** (4.6m x 2.38m) with PVCu double glazed front facing window, radiator and laminate flooring.

**EN-SUITE** (1.43m x max x 3.25m max) including shower cubicle with Triton T80 shower, wash basin and toilet. Electric towel radiator and extractor fan.

### First Floor

**LANDING** with PVCu double glazed window.

**BEDROOM 2** (3.3m including wardrobes x 2.56m) with full width wardrobes, storage cupboards over bed head recess, radiator and rear facing PVCu double glazed window with views of the rural landscape.

**BEDROOM 3** (3.8m x 2.87) with fitted wardrobes, radiator and front facing PVCu double glazed window

**BEDROOM 4** (2.0m x 2.8m) with overstairs airing cupboard, radiator and front facing PVCu double glazed window.

**BATHROOM** (1.7m x 2.0m) being fully tiled and including bath with shower over, cabinet wash basin and toilet. Radiator, extractor fan and PVCu double glazed window.

### OUTSIDE

Front garden with parking space for multiple cars.

Deep rear garden adjoining open countryside and with rural views to the east. Extensive paved patio and decked seating area. Lawned garden with meandering path and purpose built kennels with electric.

### SERVICES (not tested)

- Mains water, electricity and drainage.
- Oil central heating to radiators.

### LOCAL AUTHORITY

North Lincolnshire Council

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

**TENURE** Freehold.

### VIEWING

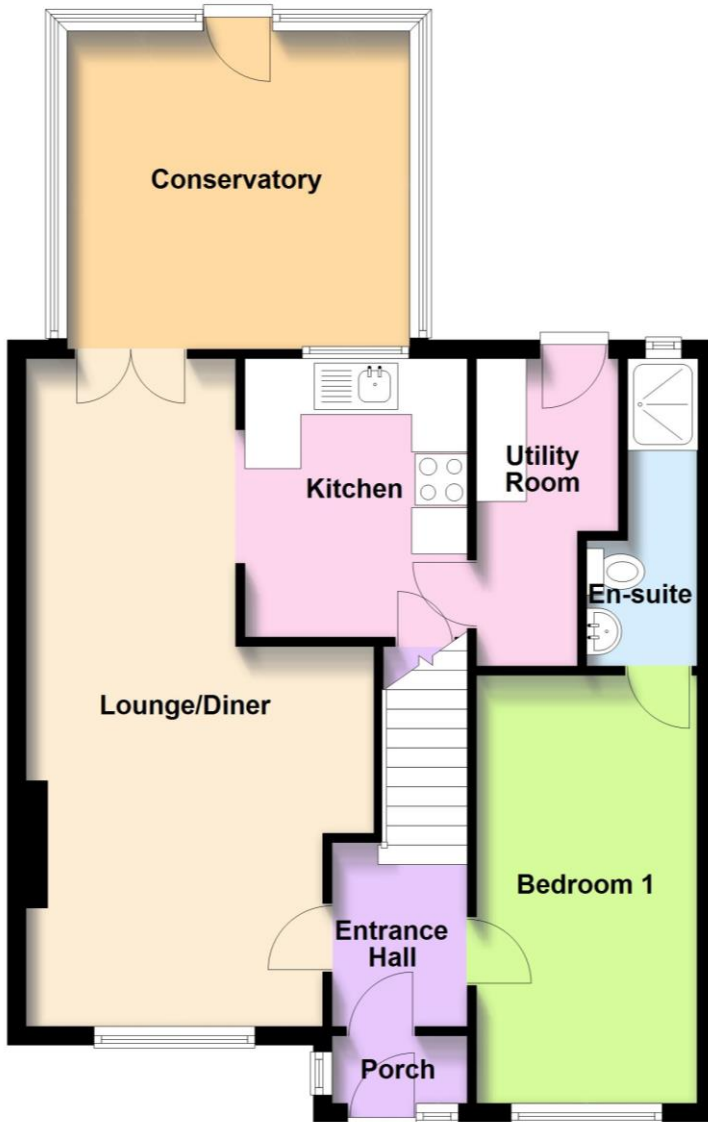
Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



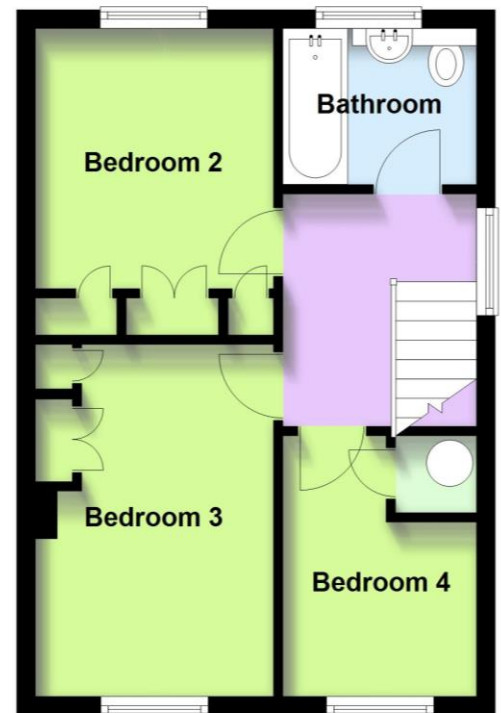
## Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



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