

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



St Nicholas Field, 21 Burnham Road, Epworth, DN9 1BX

• An exceptionally large Detached Property • 3 Double Bedrooms and 2 Bathrooms • Very generous plot of almost half an acre • Prime Burnham Road location • Double Garage • PVCu Double Glazing • Gas Central Heating • Wide frontage plot • Enormous potential for renovation or redevelopment (subject to planning) •



£495,000 NO CHAIN



An imposing and bespoke built Detached House offering an extensive gross internal floor area of about 220m² (2368ft²) and occupying grounds of about 0.44 acres (0.18ha) in a sought after central Epworth location and only 2 miles from junction 2 of the M180.

The property was constructed in 1963 and now offers an excellent opportunity for remodelling of the most spacious family sized accommodation. St Nicholas Field is now ready for a comprehensive scheme of updating and enhancement which would suit an enthusiastic and dedicated buyer.

Accommodation (room sizes approx. only)

Ground Floor

DINING HALL (5.72m x 4.43m) with PVCu front entrance door and patio door to rear garden.

SITTING ROOM (6.0m x 5.42m) A nicely proportioned room with dual aspect windows and open minster fireplace.

MORNING ROOM (3.6m x 3.6m) with front facing window.

KITCHEN (3.6m x 2.7m) having base and wall cupboards, stainless steel double drainer sink, 4 ring gas hob and integrated oven. Rear garden outlook.

UTILITY ROOM (3.86m x 1.82m) including storage cabinets, sink unit, plumbing for washer, space for dryer and freezer, etc. PVCu exterior door to rear garden.

BOILER ROOM (1.86m x 1.8m) including gas central heating boiler.

INNER HALLWAY with walk-in understairs storage cupboard and further cloaks cupboard.

BEDROOM 1 (5.45m x 4.85m) including fitted double wardrobes with storage cupboards and central dressing table.

BATHROOM (4.15m x 2.14m) with retro suite including mirror sided bath, wash basin and toilet. Towel radiator and linen storage cupboards.

SHOWER ROOM (3.47m x 1.82m) with accessible shower, toilet and wash basin.

First Floor

LANDING of good size with extensive eaves storage space.

BEDROOM 2 (6.1m x 4.9m) with front and side facing windows.

BEDROOM 3 (4.9m x 3.63m) with fitted wardrobes having bed recess and bedside cabinets.

WASHROOM (2m x 1.82m) with toilet and wash basin.

OUTSIDE

The property has an extensive plot as shown on the attached identification plan with long driveway access to the attached Double **GARAGE** (5.7m x 5.1m) having electric door, PVCu double glazed windows and mezzanine storage (5.7m x 2.3m).

Gardens to all sides with extensive paved terraces to the front and rear of the bungalow.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'F' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

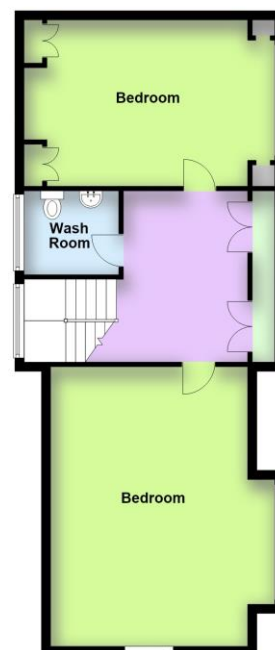
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



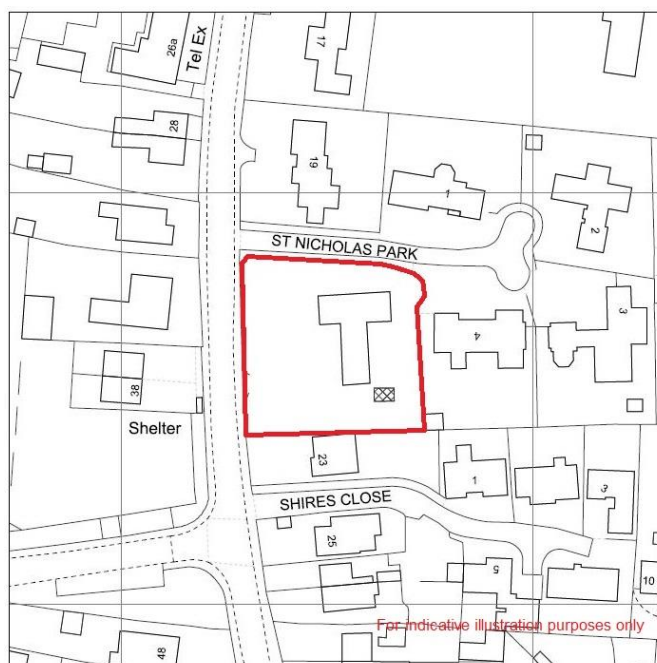
Ground Floor
Approx. 186.5 sq. metres (2007.5 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.9 sq. feet)



21 Burnham Road



**23 High Street, Epworth,
Near Doncaster DN9 1EP**
Tel: (01427) 873684
epworth@gricehunter.co.uk

**7 Priory Place,
Doncaster DN1 1BL**
Tel: (01302) 360141
doncaster@gricehunter.co.uk

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

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.