

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 23 Burnham Road, Epworth, DN9 1BX

- An outstanding 1930s Detached House with extended and contemporary living space • 5/6 Bedrooms with 2 En-Suites • Hugely impressive Kitchen/Family Room ideal for 'indoor-outdoor' living • Delightful landscaped gardens • Gas Central Heating • PVCu Double Glazing • Garage • Extensive driveway parking • Premier Epworth location • No forward chain



**£575,000**



An outstanding Detached House of classic 1930s styling being of brick and clay tiled construction with a blended later extension. The property is ideally situated being convenient for the excellent range of local facilities within this highly regarded location only 3 miles from junction 2 of the M180. Having been maintained to a pristine standard throughout, the deceptively spacious accommodation includes:-

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

**Ground Floor**

Front Porch with exterior double doors.

**RECEPTION HALL** having original spindled staircase off with storage beneath. Wooden flooring and radiator.

**CLOAKROOM** with decorative half panelling to walls, cabinet wash basin and toilet. Towel radiator.

**SITTING ROOM** (4.24m x 3.64m) with front facing bay window, polished stone fireplace with living flame style gas fire, radiator and additional side facing window.

**Superb DINING KITCHEN and FAMILY ROOM** (4.35m x 3.95m plus 5.40m x 2.95m) enjoying splendid views of the garden with bifold doors offering ‘indoor – outdoor’ living. Kitchen area with stylish and extensive range of cabinets with quartz work tops, matching peninsula unit, Bosch double oven and hob, boiling water tap, wine fridge, integrated fridge, freezer and dishwasher. Family space with rear facing bay window, fireplace feature and tiled flooring throughout with underfloor heating.

**UTILITY ROOM** (1.95m x 1.25m) having plumbing for automatic washer and dryer, wall cabinet and gas central heating boiler.

**First Floor**

**LANDING** with radiator.

**BEDROOM 1** (4.23m x 3.6m) with front facing bay window, radiator, original fireplace and fitted bedroom furniture.

**EN-SUITE** (3.0m x 0.95m) having wash basin, toilet and shower cubicle. Radiator.

**BEDROOM 2** (3.12m x 2.65m) with radiator and rear garden outlook.

**EN-SUITE** (3.17m x 1.67m) with shower cubicle, toilet and wash basin. Towel radiator, tiled flooring and part tiling to walls.

**BEDROOM 3** (4.34m x 3.95m) with radiator, rear garden outlook and fitted wardrobes.

**BEDROOM 4** (3.77m x 2.65m) with radiator.

**BEDROOM 5** (3.27m x 2.96m) with radiator, fitted wardrobes and rear garden outlook.

**BEDROOM 6/STUDY** (3.0m x 2.45m) with radiator.

**FAMILY BATHROOM** (2.33m x 1.90m) including cabinet wash basin and toilet, panelled bath and towel radiator.

**OUTSIDE**

Attractive front garden with block paved driveway, parking and turning space.

**Integral GARAGE** (6.1m x 2.7m) with electric roller door and access to rear store place (3.0m x 2.7m) having external door to rear garden.

Stunning rear garden including tiled terraces adjoining the house and at the ‘evening sun’ end of the garden. Side gated access to the front of the house.

**SERVICES (not tested)**

Mains water, electricity, drainage and gas.

Gas central heating

Underfloor heating

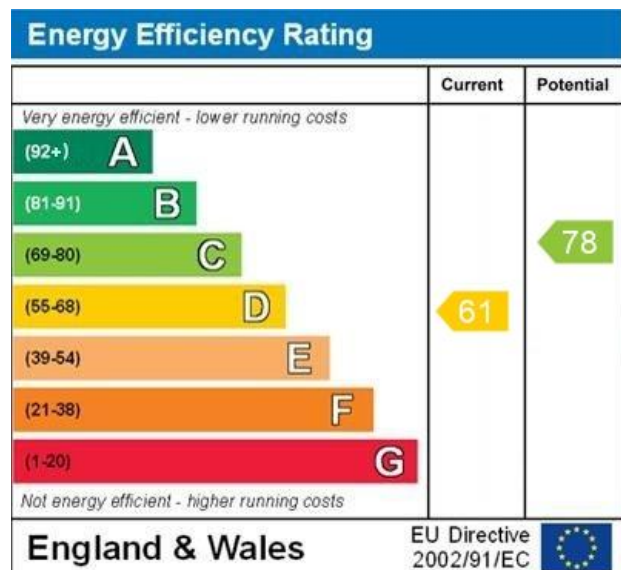
**LOCAL AUTHORITY**

North Lincolnshire Council

**COUNCIL TAX** Band ‘D’ (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684





### Ground Floor

Approx. 98.7 sq. metres (1062.2 sq. feet)



### First Floor

Approx. 98.3 sq. metres (1058.1 sq. feet)



Total area: approx. 197.0 sq. metres (2120.2 sq. feet)

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