

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 Pinfold, Epworth, DN9 1SG

- A recently extensively renovated Semi-Detached Bungalow • 3 Bedrooms • Stunning new Kitchen and Bathroom • New Gas Central Heating • Re-wired • • New internal doors and joinery • PVCu Double Glazing • Detached Garage • New carpets •



£230,000 NO CHAIN



A stunning Semi-Detached Bungalow having been comprehensively upgraded with works including: -

- **New stylish Kitchen with integrated appliances**
- **New Bathroom including shower cubicle**
- **New Boiler and Radiators**
- **Re-wire including mains smoke detectors**
- **New interior doors, architraves and skirtings**
- **Redecorated throughout in white**
- **New floor coverings**

Accommodation (room sizes approx. only)

IMPRESSIVE DINING KITCHEN (4.0m x 3.40m) comprising base and wall cabinets, integrated Bosch oven and hob with extractor over, integrated fridge freezer, dishwasher and space for washer. Radiator, composite external door, LVT flooring and inset lighting.

Inner HALL with radiator and matching flooring.

LOUNGE (5.15m x 3.86m) with front facing PVCu double glazed window and radiator.

BEDROOM 1 (3.97m x 2.60m) with rear facing PVCu double glazed window and radiator.

BEDROOM 2 (3.0m x 3.0m) with rear facing PVCu double glazed window and radiator.

BEDROOM 3 (2.92m max x 2.12m max) with rear facing PVCu double glazed window and radiator.

LUXURY BATHROOM (2.97m x 2.50m) of excellent size with cabinet wash basin and toilet, corner shower cubicle with rain head, bath, towel radiator, matching wall and floor tiling, airing cupboard with Ideal boiler.

OUTSIDE

Low maintenance front garden, long side block paved driveway with water tap, exterior lighting and power sockets. Detached brick single **GARAGE** (4.80m x 2.70m) with new PVCu double glazed window, renewed fascias and gutters.

SERVICES (not tested)

- All mains services.
- Gas 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

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