

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



7 Hollingsworth Lane, Epworth DN9 1EX

- Conveniently situated 3 Bedroom Semi-Detached House • Good sized accommodation •
- Modern Kitchen and Shower Room • PVCu Double Glazing • Gas Central Heating •
- Ground floor cloaks • Garage/Store place • Double width driveway •



£265,000 NO CHAIN



An ever popular style of semi detached House located only a short distance from Epworth market place and therefore convenient for the excellent range of local facilities.

ACCOMMODATION (room sizes approx. only)

Ground Floor

ENTRANCE HALL PVCu double glazed and panelled exterior door. Staircase with under stairs storage, radiator.

KITCHEN (3.63m x 2.88m) including cream base and wall cabinets, 1 ½ bowl sink, integrated Neff double oven, 4 ring gas hob with extractor over, dishwasher and fridge. Vinyl flooring and radiator.

DINING ROOM (2.90m x 2.90m) with radiator, vinyl flooring, rear facing window and double doors leading to:-

LOUNGE (4.66m x 3.87m) with polished stone fireplace with coal effect electric fire, radiator and front facing window.

Side ENTRANCE HALL PVCu double glazed exterior door and radiator.

CLOAKROOM with wash basin, wc, radiator and plumbing for washer.

First Floor

LANDING with side facing window and radiator.

BEDROOM 1 (3.88m x 3.58m) full length fitted wardrobes, radiator and side facing window.

BEDROOM 2 (3.70m x 2.88m) with rear window and radiator.

BEDROOM 3 (2.95m x 2.95m including stairwell head) south facing window and radiator.

SHOWER ROOM (2.84m x 1.70m) cabinet toilet and wash basin with storage cupboards, corner shower with aqua boarding. Towel radiator and vinyl flooring.

OUTSIDE

Good sized front garden with double width driveway parking, **GARAGE** (3.10m x 2.70m) with up and over door, ideal gas central heating boiler and currently partitioned to provide half garage and **STORE ROOM** (2.50m x 2.60m). Side gated access to private and enclosed rear garden with low maintenance terraced lawn and timber garden shed.

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**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.