

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



53 Burnham Road, Epworth DN9 1BX

- A beautifully presented Detached Bungalow • 3 Double Bedrooms
- Large impressive Dining Kitchen • Contemporary Bathroom with shower • Gas central heating
- PVCu Double Glazing • Low maintenance gardens • Convenient for central Epworth
- Driveway and Garage •



OFFERS OVER £295,000



A traditional and popular style of Detached Bungalow offering well proportioned and very nicely presented accommodation boasting:

- **Tasteful decorations including feature walls**
- **Dual aspect Lounge with open fireplace**
- **Dining Kitchen with integrated appliances**
- **Separate Utility Room**
- **Superb Bathroom including shower**
- **Modern PVC facias**

Accommodation (room sizes approx. only)

RECEPTION HALL modern composite exterior door. Radiator.

DINING KITCHEN (4.42m x 3.0m) including base cabinets with double bowl sink, integrated dishwasher and 4 ring gas hob with feature canopy over, built in end storage units with integrated fridge/freezer and double oven, additional built in storage, radiator and rear garden outlook.

UTILITY ROOM (1.70m x 1.75m) including work top with stainless steel circular sink and storage cabinet beneath. Plumbing for washer and dryer, wall storage cabinet, radiator and gas central heating boiler. PVC exterior rear door.

LOUNGE (5.37m x 4.75m) a dual aspect room with front and side windows, 2 radiators, Victorian style metal open fireplace on tiled hearth.

BEDROOM 1 (3.54m x 3.95m) radiator and rear garden outlook.

BEDROOM 2 (3.24m x 2.68m) radiator and front outlook.

BEDROOM 3 (3.10m x 3.22m) radiator and built in double wardrobe with storage over.

BATHROOM (3.43m x 1.80m) with 4 piece suite comprising free standing slipper bath with wall mounted tap fittings, cabinet wash basin and toilet, walk in shower cubicle, radiator.

OUTSIDE

Lawned front garden and side driveway.

Tall fenced enclosed rear garden with low maintenance artificial turf, patio areas, gated access to the front garden and driveway. Exterior lighting and water tap. Modern timber **GARAGE** (5.0m x 3.0m)

SERVICES (not tested)

- Mains, water, electricity, drainage and gas
- Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

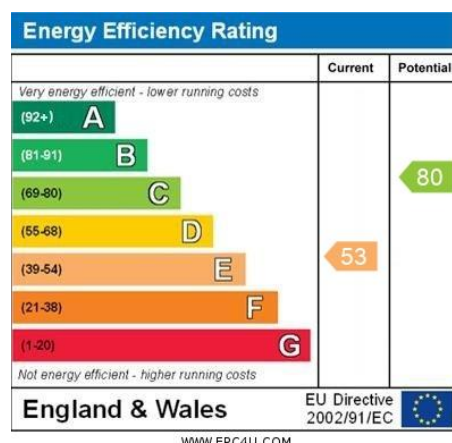
COUNCIL TAX Band 'C' (on-line enquiry)

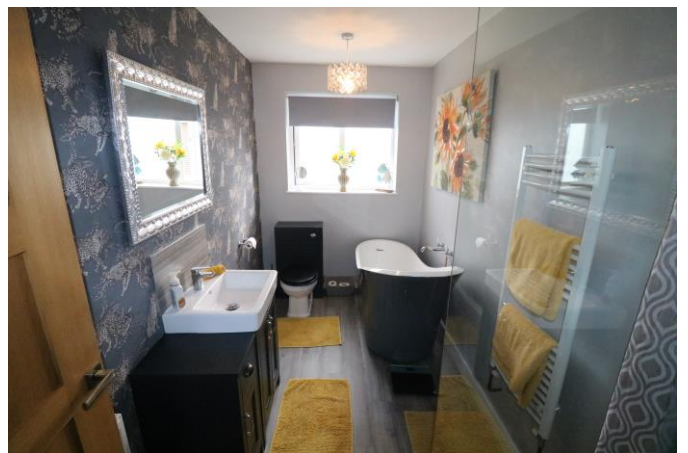
TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor



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