

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Woodside Villas, Wroot, DN9 2BS

- A 3 Bedroom Semi Detached House • Modern Kitchen • Separate Utility • Ground Floor Cloakroom • PVCu double glazing • Gas Central Heating • Deep south facing rear garden •
- Driveway parking • Village fringe location • Well presented throughout • Solar panels • Epworth only 4 miles •



£250,000



A very nicely appointed Semi Detached House offering a favourable location on the eastern side of the village with open farmland to the rear. The house benefits from a generous plot with south facing rear garden and the tastefully appointed property includes:

- Through Lounge/Dining Room
- Breakfast Kitchen refitted 2 years ago
- Useful separate Utility
- Ground floor Cloaks with dog shower
- 3 good sized Bedrooms
- First floor Bathroom
- Driveway parking for several cars
- Garden Outbuilding

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed exterior door, understairs storage cupboard with meters, radiator and wood effect lino flooring.

LOUNGE/DINING ROOM (5.64m x 3.72m max + 2.78m min) a through rooms with front and rear facing windows, 2 radiators and engineered wood flooring.

Breakfast KITCHEN (3.70m x 3.50m) refitted about 2 years ago with pastel fronted base and wall cabinets, contrasting work tops, resin sink, plumbing for washer and dishwasher, space for fridge, provision for electric or gas cooker, radiator and rear facing window. Walk-in pantry with space for freezer, etc.

UTILITY ROOM (3.10m x 1.72m) including 1 ½ bowl stainless steel sink, counter top with base storage cabinets, plumbing for washer, tiled flooring and PVCu double glazed exterior door to the rear garden.

CLOAKROOM (1.70m x 1.60m) fully tiled with toilet, wash basin and dog shower. Tiled flooring and towel radiator.

First Floor

LANDING

BEDROOM 1 (3.73m x 3.58m) with rear facing window having vies over surrounding countryside, radiator, airing cupboard with gas central heating boiler.

BEDROOM 2 (3.75m x 3.23m) with radiator, rear facing window with countryside views, built-in wardrobe/storage cupboard and laminate flooring.

BEDROOM 3 (2.83m x 2.30m) with radiator, front facing window and laminate flooring.

BATHROOM (2.0m x 1.66m) bath with plumbed in shower over, wash basin and toilet. Towel radiator and fully tiled walls.

OUTSIDE

Enclosed front garden with double and personal gates. Wide driveway with parking space for several cars. EV charging point and electric socket.

Side gated access to the:

Very good sized rear garden with extensive paved terrace adjoining the house and easily managed lawn. Kitchen garden area including vegetable boxes and aluminium greenhouse. Productive cherry, plum and pear trees. Sectional concrete Shed (4.2m x 3.5m) with electric, light and power. Timber Garden Storeplace (4.0m x 3.5m) with light and power and new roof covering.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.
- Solar panels (owned with the property)

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'A' (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	72 C	73 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

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