

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



10, Woodland Way Epworth, DN9 1SF

- A stunning 2 Bedroom Detached Bungalow • Beautifully presented throughout • Excellent Kitchen and Bathroom fittings • PVCu Double Glazing • Gas Central Heating • PVC fascias • Garage with new roof • Convenient for central Epworth • Immaculate low maintenance gardens • Most highly recommended



£259,500



An attractively presented and popular style of Detached Bungalow in a well-regarded location within the ever-desirable rural town of Epworth.

(room sizes approx. only)

ENTRANCE HALL

with PVCu exterior door, radiator and cloaks cupboard.

LOUNGE (5.34m x 3.0m) with front facing bay window, radiator and modern fire place with remote operated electric fire.

KITCHEN (2.70m x 2.66) Re-fitted by Axholme Kitchens and Bathrooms with cream fitted units, comprising base and wall cupboards, contrasting work tops and sink unit. Integrated Bosch double oven, Bosch hob with extractor hood over, built in fridge, dish washer and washing machine. Radiator, rear garden outlook and PVCu exterior door to driveway.

SHOWER ROOM (2.27m x 1.60m) Re-fitted by Axholme Kitchens and Bathrooms, fully tiled to walls, including cabinet wash basin and toilet , shower cubicle, towel radiator, fully tiled to walls and floor, extractor fan and additional storage cabinet.

BEDROOM 1 (3.73m x 3.0m) with fitted wardrobes/cupboard and bedside table, additional matching free standing drawers units, radiator and rear garden outlook.

BEDROOM 2 (2.90m x 2.68m) with front facing window and radiator.

OUTSIDE

Low maintenance front garden, long black paved driveway leading to detached **GARAGE** (4.70m x 2.70m) with modern up and over door, new roof covering, PVC double glazed window, light and power. Fully enclosed rear garden with easily maintained lawn and boarders. Attractive paved terrace, outside lighting and water tap.

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

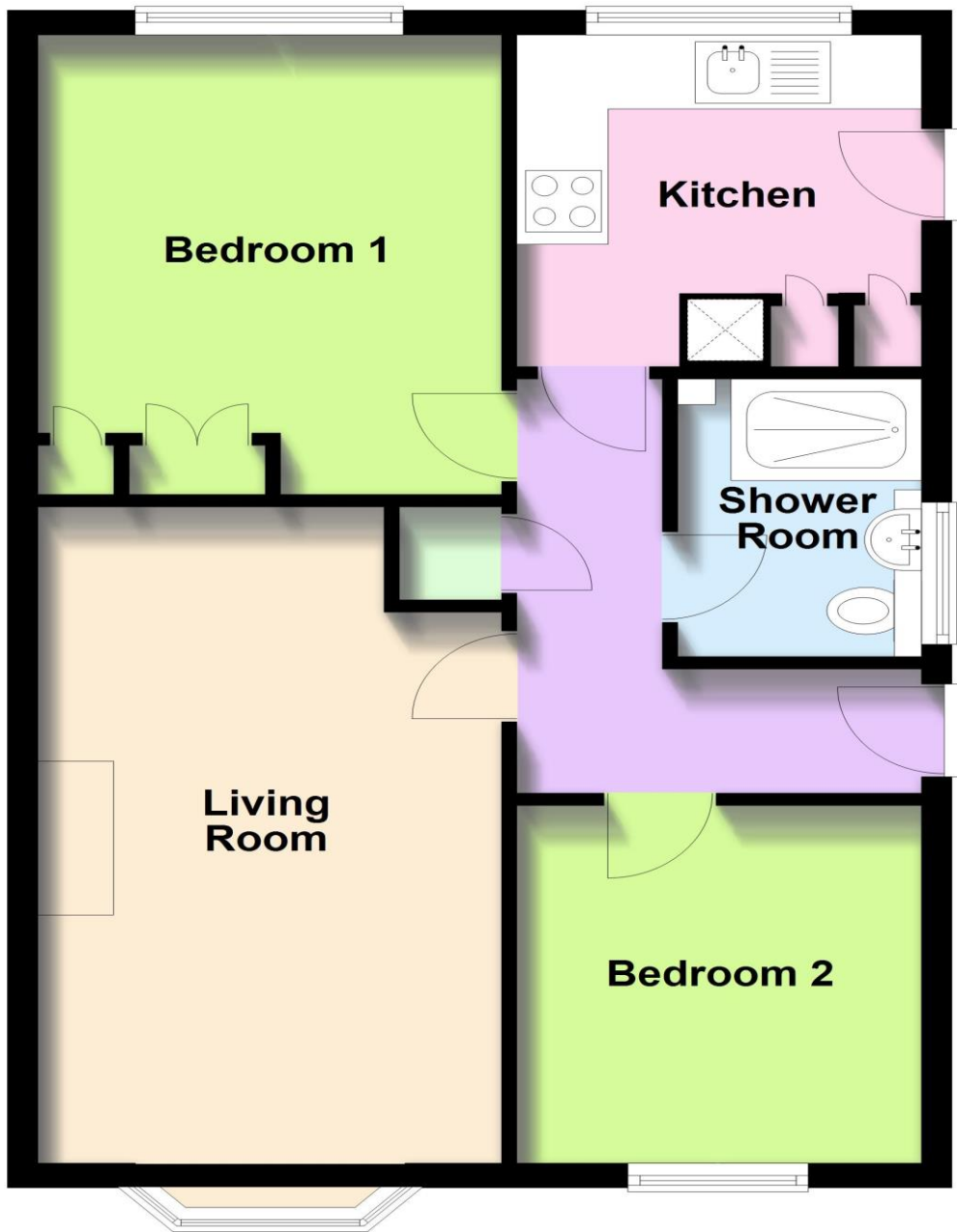
Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 53.7 sq. metres (578.3 sq. feet)

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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.
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