

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 7A Belton Road, Epworth, DN9 1JL

- An absolutely outstanding Modern Detached Bungalow • 3 Bedrooms • Master Bedroom with En-Suite • Sensational Dining Kitchen • Separate Utility • Impressive Bathroom • Sitting Room with garden views • Large Garage • Air Source Heating • Dual colour PVCu Double Glazing • Generous plot • Convenient for central Epworth •



**£479,950**

Energy rating

**B**

The bungalow was built about 3 years ago originally as a four bedroom design and the present owner has remodelled the layout to combined two of the bedrooms to form a single larger bedroom (although this could be readily reinstated to provide four bedrooms if required). The property offers delightfully presented accommodation including:

- Fitted furniture to all Bedrooms
- Fitted media bookcase to the Sitting Room
- Dining Kitchen with patio doors to garden
- Main Bedroom with En-Suite
- Huge Second Bedroom
- Third Bedroom/Study
- Superb main Bedroom
- Garage with electric door
- Wrap around generous gardens to the rear
- High quality decorative finish throughout

**Accommodation** (room sizes approx. only)

**Central RECEPTION HALL** with composite front door, radiator and built in storage cupboard.

**SITTING ROOM** (4.5m x 4m) with media bookcase and storage, patio doors to the rear garden and radiator.

**DINING KITCHEN** (Kitchen 2.7m x 2.8m) side facing window, wall and base units with extensive worktops, breakfast bar, 1 ½ bowl sink, integrated fridge, double oven/microwave, dishwasher and wine fridge. (Dining area 4m x 3.87m) with 2 radiators and patio doors (with shutters) leading to the garden.

**UTILITY** (2.6m x 1.6m) with matching wall and base units, sink, plumbing for washing machine and space for tumble dryer. Exterior door to garden.

**BEDROOM 1** (3.86m x 4.2m max) dual aspect windows (with shutters), radiator, full height fitted double wardrobes and drawers.

**EN-SUITE** (1.77m x 1.8m) fully tiled, shower cubicle, floating cabinet wash basin, toilet and chrome towel radiator.

**BEDROOM 2** (5.47m x 3.3m) previously 2 rooms. Front and side facing windows, radiator, range of full height fitted wardrobes and loft access.

**BATHROOM** fully tiled, bath with rain shower over, floating cabinet wash basin, toilet and chrome towel radiator.

**BEDROOM 3** (3.3m x 2.2m) full height fitted wardrobes, side facing window and radiator.

## OUTSIDE

Paved parking in front of the larger than average **GARAGE** (5.1m x 4.7m) with electric door, power and lighting.

Path with bin storage leading to the rear. Lawned gardens to the rear and side. Timber shed.

## SERVICES (not tested)

- Mains water, electricity and drainage.
- Air source heat pump.

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'D' (on-line enquiry)

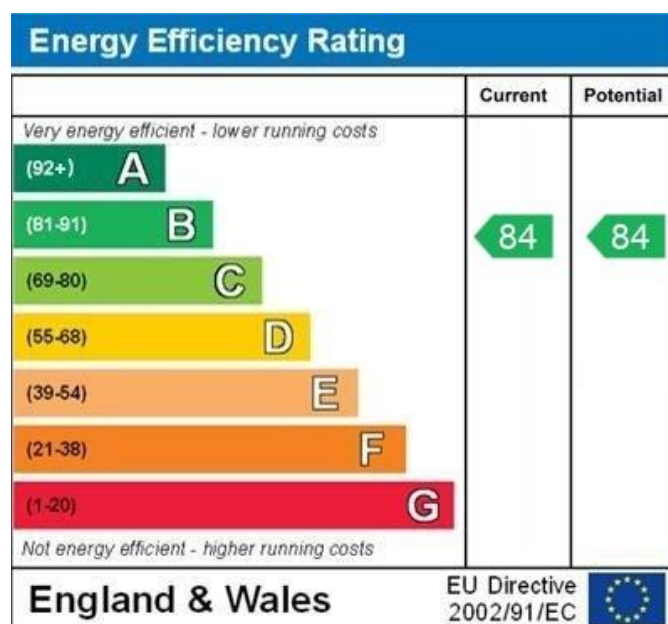
**TENURE** Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

## Additional material information

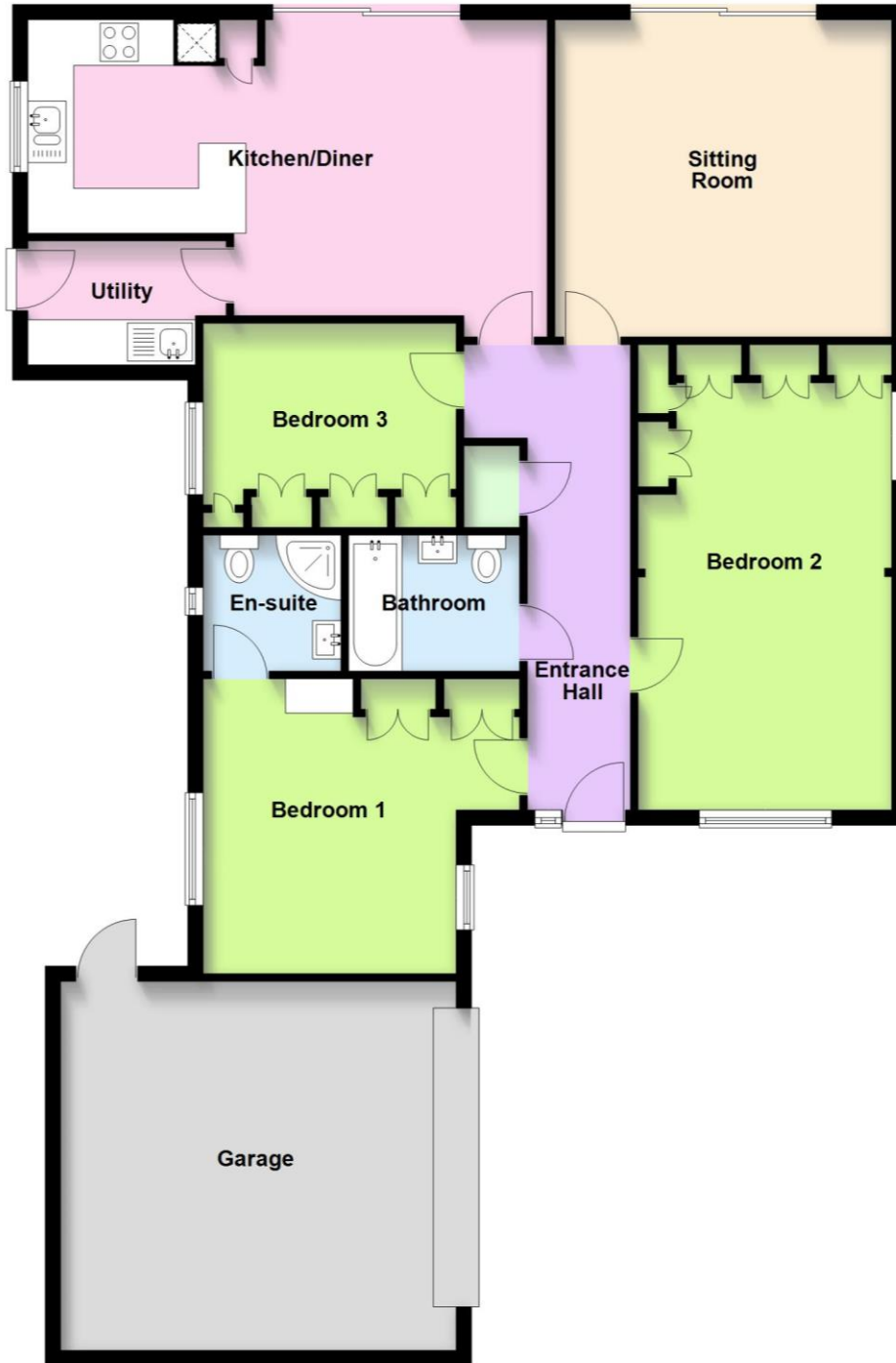
- The seller has applied for permission to remove the Sycamore tree in the rear garden which is subject to a TPO
- The shared access road remains to be completed





## Ground Floor

Approx. 136.0 sq. metres (1464.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.2 sq. feet)

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