

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Pear Tree Close, Epworth DN9 1GF

- A conveniently situated 3 Bedroom (En-suite) Detached House
- Excellent refitted Dining Kitchen and Conservatory
- Ground floor Cloakroom (wc)
- Low Energy Costs
- Modern air source heat pump
- Solar panels
- PVCu Double Glazing
- Garage
- Low maintenance natural gardens



Offers invited - £280,000



A nicely presented and manageable sized Detached House with easy walking distance of the extensive range of facilities available in Epworth. The tastefully appointed accommodation includes:-

- Attractive Lounge with bay window
- Dining Kitchen refitted by Axholme Kitchens and Bathrooms including integrated Bosch appliances.
- Conservatory with Cloakroom off
- Main Bedroom with full length built-in wardrobes
- En-suite shower room
- Family Bathroom
- Low energy costs. 'A' rated property with solar panels, air source pump and two batteries giving the whole house heating and constant hot water at low cost.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed exterior door and radiator.

LOUNGE (4.17m x 5.20m into bay) with bay window to frontage and radiator.

KITCHEN (5.16m x 3.56m) remodelled by Axholme Kitchens with fitted base and wall cabinets, 1 ½ bowl sink. Bosch double oven, Bosch induction hob with extractor over, slim line dishwasher, under stairs cupboard with plumbing for washing machine. Matching additional cabinet, to Dining area, radiator, tiled flooring. Side facing window, internal picture window and double glazed patio doors to the Conservatory.

CONSERVATORY being PVCu double glazed with exterior doors to garden, radiator and tiled flooring. Integrated door to garage.

CLOAK ROOM with toilet, wash basin, extractor fan and tiled flooring.

LANDING with built in storage and separate linen cupboard.

BEDROOM 1 (3.78m x 2.95m including wardrobes) with full length built in wardrobes, front facing window and radiator.

EN-SUITE (2.25m x 1.16m) fully tiled with walk in shower cubicle, pedestal wash hand basin and toilet. Towel radiator and extractor fan.

BEDROOM 2 (2.97m x 3.0m) rear facing window and radiator.

BEDROOM 3 (2.8m x 2.0m) front facing window and radiator.

BATHROOM (2.0m x 1.66m) fully tiled walls, bath with plumbed in shower over, pedestal wash hand basin and toilet, towel radiator and extractor fan.

OUTSIDE

Side block paved driveway to attached brick and tiled **GARAGE** (5.40mx 2.70m) with light, power and water tap.

Gated access to the gable end of the house with colourful natural garden. Easy managed rear garden with paved patio.

SERVICES (not tested)

- All mains services.
- Mitsubishi Air source heat pump serving radiators.
- Owned solar panel with 2 batteries.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



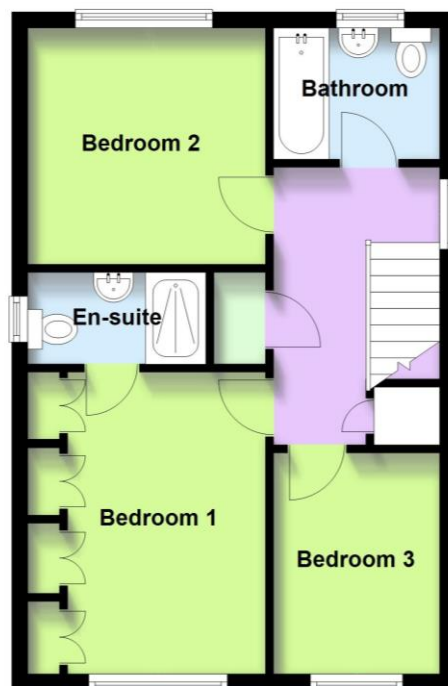
Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

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.