

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Swift Land, 3 Garden Court, Epworth, DN9 1GA

- A 3 Double Bedroom Detached Dormer Bungalow • Convenient central Epworth position • Main Bedroom with En-Suite • Spacious Lounge and separate Dining Room • Breakfast Kitchen • First Floor Bathroom • Gas Central Heating • PVCu Double Glazing • Garage • Good sized plot •



£350,000 NO CHAIN



An individual Detached Dormer Bungalow built in 1997 and situated in a small development of only four properties off Chapel Street within walking distance of the excellent range of local facilities. The property offers generously proportioned and versatile accommodation including:

- Central Reception Hall with Cloakroom off
- Spacious Lounge with garden view
- Main ground floor Bedroom with En-suite
- Breakfast Kitchen and separate Utility
- 2 double first floor Bedrooms
- First floor Bathroom
- Larger than average plot
- Good sized Garage

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL with PVCu exterior door, radiator, understairs storage cupboard and built in cloaks cupboard.

LOUNGE (5.57m x 4.16m) with front facing bay window, decorative fireplace with wood surround and coal effect fire. Two radiators and PVCu double glazed sliding patio doors to the rear garden.

DINING ROOM (3.44 x 3.37m) with radiator and front facing window.

CLOAKROOM with tiled flooring, half tiled walls, toilet, wash basin and radiator.

BREAKFAST KITCHEN (3.65m x 3.35m) fitted cabinets with integrated oven, microwave, and 4 ring gas hob. Work tops, 1 ½ bowl sink, space for fridge and freezer. Radiator, tiled flooring, front facing bay and side window.

UTILITY ROOM (1.65m x 1.37m) including gas central heating boiler, storage cupboard, radiator, plumbing for washer, tiled flooring and exterior PVCu door to rear.

BEDROOM 1 (4.15m x 3.56m) having fitted double wardrobes with hanging and storage space. Radiator and rear garden outlook.

EN-SUITE (2.0m x 1.65m) fully tiled to walls and including corner shower cubicle, cabinet toilet and washbasin. Towel radiator and extractor fan.

First Floor

LANDING with airing cupboard, access to eaves storage space and Velux roof light.

Front Double BEDROOM 2 (4.36m x 3.37m) with built in wardrobe, radiator and front facing window.

Rear Double BEDROOM 3 (4.36m x 3.37m) with radiator and rear facing window.

BATHROOM (2.20m x 1.46m) part tiled with suite comprising bath with Triton shower over, wash basin and toilet. Radiator and Velux roof light.

OUTSIDE

The property has the benefit of a larger than average plot extending to about 600m² with block paved driveway and parking area next to the semi-detached Brick and Tiled **GARAGE** (8.8m x 2.9m) having side personal door to the garden.

There are front and rear gardens with majority of the garden area laying to the west of the bungalow and providing space to enlarge the dwelling (subject to any planning consent)

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

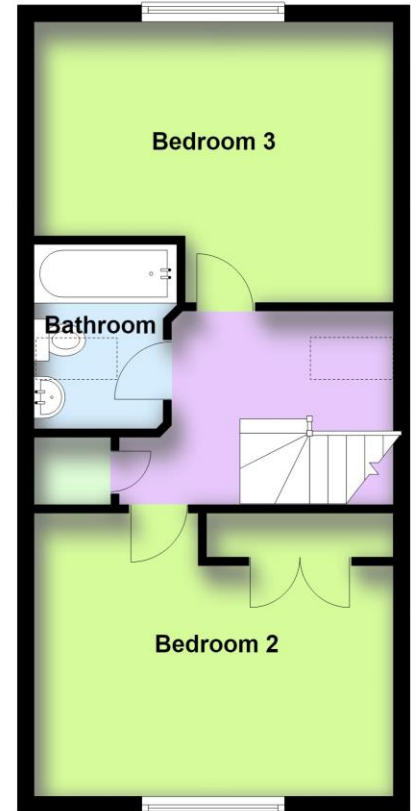
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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