

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



12 Reapers Rise, Epworth, DN9 1JE

- Detached Bungalow of 3 bed design in select cul-de-sac setting in the heart of Epworth •
 - Of excellent size and proportions •
 - Gas c/h • PVC d/glzg •
- Garage • Conservatory addition • In east walking distance of Epworth Market Place amenities •



£198,000

LOCATION

Epworth is a small and historic Country Town of approx 4000 population located 3 miles south of junction 2 M180 and about 14 miles Doncaster and 13 miles Scunthorpe. The regional centres of Sheffield, Leeds, Hull and Humber Ports, Lincoln, York, etc are within commuting distance. Epworth is a tourist attraction and offers good shops, professional services, hotel, restaurants, cafes, sports and leisure centre with pool, libraries, health centre, dentist, places of worship, primary and senior schools and much, much more.

Accommodation (room sizes approx)

RECEPTION HALL of large size with radiator, coving and enlarged access to roof space.

LOUNGE (3.8m x 3.7m) with dining space, front garden outlook, 2 radiators, coving, TV point and mantled surround to fireplace.



KITCHEN DINER (4.6m x 2.7m) with units in white with contrasting counter top, stainless steel sink, **integrated double oven and hob**, slide in provision for washer/fridge, etc. Central heating boiler, radiator and front outlook.



BATHROOM (3m x 2.5m) with tiled floor, spa bath (with shower over), wash basin, toilet, tiled décor and radiator, etc.



DOUBLE BEDROOM 1 (4.5m x 2.6m min) with rear outlook, radiator and **range of wardrobe and storage furnishings**.



DOUBLE BEDROOM 2 (3.6m x 3m) rear facing with radiator.

Former BEDROOM 3 (2.7m x 2.2m) with tile effect laminate floor, **in-built cupboards/wardrobe** and double doors access to:-

CONSERVATORY (3.3m x 2.5m) of double glazed pvc and masonry construction with pitched roof, tile effect laminate floor, radiator, garden views and access.

OUTSIDE

Situated in a quiet cul-de-sac setting with deep front lawn and flower garden. Long driveway with double gates entry and **parking for a number of vehicles**. Enclosed rear garden with lawn and paved patio finishes.

All round access, outside lighting and water tap.

Brick **single Garage**. Potting shed/store.



SERVICES (not tested)

Mains water, electricity, drainage and gas
Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'C' (on-line enquiry)

TENURE

Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684/07483 100988

Ground Floor

Approx. 92.1 sq. metres (991.4 sq. feet)



Total area: approx. 92.1 sq. metres (991.4 sq. feet)

All measurements are approximate
UK Property Services & Floor Plans Ltd
Plan produced using PlanUp.

12 Reapers Rise

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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.

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