

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 7 Newland View, Epworth DN9 1SH

- Re-styled and re-furnished to exacting standards • Quality finishes throughout •
- 3 Bed detached bungalow in select residential cul-de-sac setting close to Epworth amenities •
  - Gas central heating • PVCu double glazing •
- Separate lounge and dining rooms and conservatory • 2 Bath/shower rooms •
- Mature low maintenance gardens with 2 driveways and double size garage •



**£250,000 NO CHAIN**

## 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

Front **ENTRANCE** to :-

Large **RECEPTION HALL**: with mat well, Amtico floor finish, 2 radiators, smoke detector, downlights, easy access to the roof space, cupboard (with central heating boiler) and panelled doors leading off.

**VANITY** and **SHOWER ROOM**: (about 1.9m x 1.6m) with feature "porthole" window, vinyl floor finish, large cubicle shower, toilet and wash basin with mixer tap and vanity mirror above. Chromium towel rad, multi ceiling lights and extractor fan.

Main **LOUNGE** (about 5.2m x 3.6m) **with ample dining space**, bow window to front garden outlook, multi ceiling lights, radiator, sky/tv provision, telephone point and mentelled surround to marble fire place with fitted fire.



"L" shape **KITCHEN**: (about 5.1m x 3.5m max) with base, eye level and tall cupboards, variable depth drawers "tiger wood" effect continuous counter top with 1 1/2 bowl sink, mixer tap, splash area tiling, under cabinet lighting, **integrated Neff electric double fan assisted oven and grill, ceramic hob, chimney style canopied fan (with downlight), dishwasher, auto washer, tumble dryer** and plumping provision for American style fridge. Multi lighting, radiator, side facing windows and rear external door.



**DINING ROOM / 2<sup>ND</sup> LOUNGE**: (about 3.4m x 2.4m) also suiting occasional bedroom user with rear garden outlook, tv point, radiator and sliding patio doors to:-



Communicating **CONSERVATORY**: (about 3m x 2.7m) with rear garden outlook, access to the gardens, wall lighting, Tv and power points.



Front **DOUBLE BEDROOM 1**: (about 4.3m x 2.5m) with front garden outlook, radiator, TV point and **quality bedroom fitted furnishings**.



Front **BEDROOM 2**: (about 3.2m x 2.5m) with front outlook, radiator and TV provision.

**BEDROOM 3**: (about 2.8m x 2.4m) with rear outlook, radiator and TV point.

**BATHROOM**: (about 2.4m x 1.4m) vinyl flooring, integrated toilet and wash basin, bath, mirror with lighting, towel radiator, extractor fan, multi downlights etc.



**OUTSIDE**: South facing to the front with walled frontage to Newland View and **2 driveway entrances for off road parking**. **Easily maintained front garden** with stocked borders and seasonal plantings. n

Brick paved drive extends to the side of the bungalow to **detached double Garage** (about 5.5m x 5.4m) with single up and over door, personal door, windows, electric light + power.



**Rear low maintenance patio garden** with borders displaying seasonal colour. All round access, water tap and lighting.



**SERVICES**: Mains water, electricity, drainage and gas. Gas central heating to radiators.

**LOCAL AUTHORITY**: North Lincolnshire Council

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

**TENURE**: Freehold assumed

**VIEWING**: Strictly by appointment only with the agents – 01427 873684 / 04783100988

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			88
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			57
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



7 NEWLAND VIEW, EPWORTH DN9 1SH  
 TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2013

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

20 Oswald Road,  
 Scunthorpe DN15 7QJ  
 Tel: (01724) 866261  
 scunthorpe@gricehunter.co.uk

Isle of Axholme  
 Marketing Coordinator  
 07483100988

**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.