

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



18 St Martins Park, Owston Ferry, DN9 1FE

- Modern detached 4 BED – 3 EN-SUITES – family house at the foot of a quiet residential cul-de-sac •
 - Surrounding gardens with Garage and forecourt parking •
- Conservatory and 2 Reception Rooms • Fitted Breakfast Kitchen and separate Utility •
 - G/f toilet • PVC d/glazing • C/h •



£260,000 NO CHAIN

OWSTON FERRY is only 3 miles from Epworth – 5 miles M180 Junction 2 – in easy commuting distance of Scunthorpe and Doncaster.

An historic settlement with good village facilities including Primary School, two Pubs, Shop, Post Office, Church and Chapel, Recreation Field and Village Hall, etc. Billiards and bowls on enviable community settlement.

Accommodation (room sizes approx. only)

Ground Floor

Entrance HALL

Through LOUNGE/DINER (7.4m x 3.7m max) front facing window, radiator and french doors leading to:-



CONSERVATORY (3.3m x 2.7m) PVC double glazed garden outlooks and french

doors leading to the patio.

2nd LOUNGE (4.6m x 3.3m) with bow front facing window and radiator.



Breakfast KITCHEN (4m x 3.5m) with wall and base units in oak, counter tops, stainless steel sink with mixer tap, oven, hob and canopied extractor fan.



UTILITY ROOM (3m x 1.6m) with countertop, sink and provision for autowasher.

Ground floor TOILET with wash basin and wc.

First Floor

LANDING

Double BEDROOM 1 (4.6m x 3.7m) with front facing window and radiator.

EN-SUITE with wash basin, wc and shower cubicle.

Double BEDROOM 2 (3.5m x 3.3m) With front window and radiator.

EN-SUITE with wash basin, wc and shower cubicle.

Double BEDROOM 3 (2.7m x 2.7m) rear facing window and radiator.

EN-SUITE with wash basin, wc and shower cubicle.

Double BEDROOM 4 (2.8m x 2.7m) rear facing window and radiator.

Family BATHROOM (2.4m x 3.5m) with a 3 piece suite in white comprising, wc, wash basin and bath with shower over and towel radiator.



OUTSIDE

Surrounding gardens with paddock views to the rear (south). Brick paved forecourt with multi car parking. Lawns, patio and detached **GARAGE**.



SERVICES (not tested)

Mains water, electricity and drainage.
Oil central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

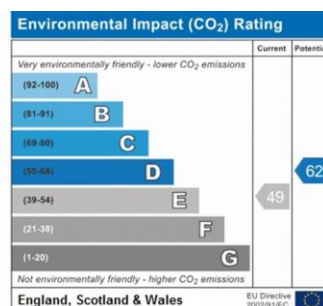
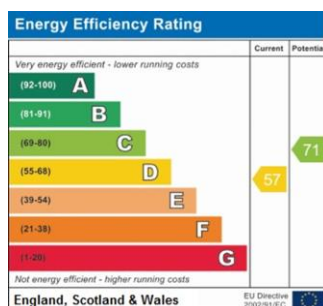
Band 'D' (on-line enquiry)

TENURE

Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684/07483100988





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.