



The Old Post Office, 316 Wharf Road, Ealand, DN17 4JW

- Very spacious re-designed & extended Period House • 3 Reception Rooms • 4 first floor double beds (1 En-Suite) – ground floor double Bedroom with adjacent Shower Room •
 - PVC d/glzg • Private south facing rear garden • Garage & Multi car parking •

EALAND

Pleasant community village setting with local Shop/Post Office, Chapel, Village Hall, commuter Railway Station, 7 Lakes County Park amenities being less than 1 mile from the small country Town of Crowle with its super amenities, Schools, Shops and Supermarkets, new Leisure Centre and Pool, Eateries, Church and Chapel etc. M180 Junction 2 only 1 ½ miles.

DIRECTIONS:

From the M180 (jct 2) and A18 take the first turning on the right into Ealand and turn right towards the station where the 'Old Post Office' will be found displaying the distinctive Grice & Hunter sign.

Accommodation (sizes approx. only)

Main front RECEPTION (1.2m x 2.1m) with terracotta tile floor, stained glass feature front door and side window.

DINING ROOM/2nd LOUNGE (3.8m x 6.3m) with oak plank floor, coving, chimneybreast feature, multi down lights, tv provision and staircase leading off.



Main SITTING ROOM (6.2m x 3.8m) window to front outlook, wall and ceiling lights, tv provision and mantled surround to coal effect fire.



Side ENTRANCE HALL terracotta tile floor and smoke detector.

STUDY/SNUG/BEDROOM 5 (2.6m x 3.7m) terracotta tiled floor, front outlook and coving.

Ground Floor SHOWER ROOM (2.8m x 1.1m) with 3 piece suite comprising double size shower cubicle, toilet and wash basin in vanity unit. Terracotta tile floor and half tile décor.

FAMILY ROOM/DINING KITCHEN (7.6m x 3.5m) terracotta floor, garden view and french window to rear extensive units in 'ivory' colour with beech counter top and polished granite to central island unit. 2 sinks, integrated dishwasher, 5 burner hob, canopied fan and eye level oven/grill, plumbing provision for American fridge, under cabinet and display cabinet lighting, multi down lights, up lighting to Diner section, etc.



LAUNDRY (3.5m x 1.9m) terracotta tiles, plentiful base and wall units, counter tops, sink, slide under provision for appliances, external door and central heating boiler.

First Floor

LANDING smoke detector, 3 windows for natural light, multi down lights.

Main BEDROOM and EN-SUITE (3.5m x 3.8m) radiator, bed head and wall lights.

EN-SUITE (2.7m x 1.2m) double sized shower cubicle, wc and wash basin in vanity unit. Part tile décor, contrasting floor tiles, towel radiator and fan.

Main BATHROOM (1.9m x 3.7m) tiled floor and décor, 5 piece suite in white comprising bath, (and hand spray), wc, bidet, wash basin and cubicled shower, towel radiator, fan, etc.



BEDROOM 2 (3.8m x 3m) front facing with radiator.

BEDROOM 3 (3m x 2.6m) also front facing with radiator.

BEDROOM 4 (3.8m x 3.7m) front facing with radiator, bed head wall lights and wood laminate floor covering.

OUTSIDE

Extensive frontage to Wharf Road (cul-de-sac approaches to local Railway Station). Wall enclosed front garden with gate and path to front entrance. Brick paved mutli-car parking and detached large than average **GARAGE** (8m x 3.5m). Double gates access to rear garden with further secure parking and brick paved patio /outside dining and bbq terrace overlooking private lawned expanse. Outside lighting, power and water tap.



SERVICES

All mains services

Gas central heating under floor to ground floor and radiators to first floor.

The EPC will have been further enhanced due to PV renewable energy installation on feed-in-tariff.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'D' (online enquiry)

VIEWING

By prior appointment by agreement with Grice & Hunter (all viewings strictly in accordance with COVID-19 guidance)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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Consumer Protection Regulations

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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.

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