

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 28 Rectory Street, Epworth, DN9 1HS

- Large detached “super bungalow” in prime Epworth location • High quality and high specification – recently re conditioned – very tastefully appointed throughout • 167 m<sup>2</sup> internal •
- 4 Bedrooms including magnificent main suite •
- 3 impressive Reception Rooms including Orangery •
- Fully fitted designer Kitchen Diner and separate Utility •



**£475,000**



## 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)

Porched front **ENTRANCE**

Lovely **RECEPTION HALL** with lighting and cloaks cupboard.

**LOUNGE/DINER** (5m x 3.5m) of entertaining size, front facing wall and pendant lighting, informal access to kitchen and double doors opening to the communicating:-

Elegant Main **SITTING ROOM** (7m x 4m) being a through room of excellent size and proportion with handsome fireplace and enclosed living flame gas fire, TV provision, wall lights and glazed double doors to:-



Communicating **ORANGERY** (4m x 4m) exquisitely arranged with open truss apexed roof feature lighting, TV provision and French doors to landscaped garden.



Breakfasting **KITCHEN** (4m x 3.5m) rear facing with access to the landscaped garden, graphite and light grey designer units and marble effect counter tops colour co-ordinated sink and mixer tap and Amtico flooring, integrated appliances include 5 burner gas hob, canopied fan, slide and hide eye level oven and microwave, dishwasher and large fridge, etc.



Adjoining **UTILITY** (2.1m x 2m) to match with concealed central heating boiler, provision for laundry appliances, freezer space, etc...

Main **BEDROOM AND EN-SUITE** (5.3m x 4.2m) pastel shade wardrobes and vanity furnishings, French doors to garden and terrace, **EN-SUITE** (2.9m x 1.9m) leading off with tile finishes, tall towel radiator, store cupboards, colour co-ordinated vanity furnishings and integrated toilet and wash basin double size shower cubicle, etc...



**BEDROOM 2** (4.2m x 3.6m) front facing with fitted furnishings.

**BEDROOM 3** (4m x 3.6m) front facing with extensive fitted furnishings.

**BEDROOM 4 / HOME OFFICE** (2.9m x 2.1m) with rear garden view.

House **SHOWER ROOM** (2.2m x 2.1m) with tiled finishes, colour co-ordinated vanity furnishings with integrated wash basin and toilet, mirror cabinets, tall towel radiator and doorless entry shower cubicle etc...



**ATTIC LOFT** space (with potential) with retractable ladder access and sky light windows.

**OUTSIDE**

Walled frontage to Rectory Street. Wide driveway entrance passing to the side of the bungalow to **large single GARAGE (8m x 4m)** with remote control door entry and side personal door. Front garden with walkway to main entrance. Secure enclosed newly landscaped rear garden with planting scheme, extensive brick paved terrace, raised lawn and patio, all day sun, fence and gated access to amenities grass land at rear (newly acquired) adjoining protected landscape and extending to approximately 0.4 acre.



**SERVICES**

All mains services  
Gas central heating from new boiler

**SERVICES (not tested)**

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

**LOCAL AUTHORITY**

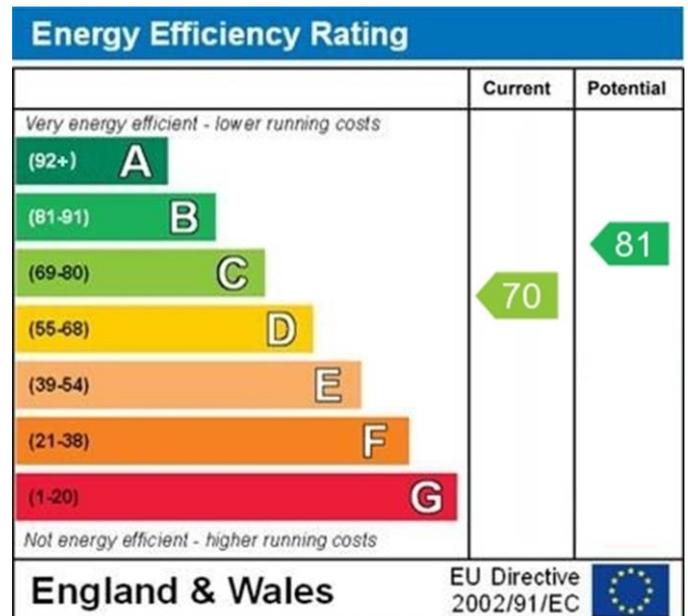
North Lincolnshire Council

**COUNCIL TAX**

Band 'C' (on-line enquiry) with improvement indicator.

**VIEWING**

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



**Ground Floor**  
Approx. 178.3 sq. metres (1918.8 sq. feet)



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Marketing Coordinator  
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