

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 88-90 High Street, Epworth, DN9 1JS

- Double fronted detached 3 bed family sized house and garden
- Adjoining/linked former car sales show room and a 2 storey residential annex
- PVC d/glzg
- Gas c/h
- Prominent location close to Burnham Road / Belton Road junction
- Short walking distance from Epworth town centre, schools, leisure centre and pool etc...
- Exciting further potential



**£295,000 NO CHAIN**





Formerly ELAN MOTORS and Epworth Carriage Co (Jaguar Specialist) this property has associated past business consent (but lies outside the designated Epworth Shopping Centre) and is offered for sale as a residential property (with domestic council tax banding).

Accommodation (room sizes approx. only)

## Ground Floor

**FRONT RECEPTION** (2.4m x 1.2m) tiled floor, double glazed windows and multi-paned door to

**Main open plan RECEPTION ROOM** (6.8m x 6.2m) front bow window, panelled fireplace with gas stove, timbered and beam character, wall and spot lighting, 2 radiators, TV provision, staircase and all rooms leading off



**STUDY/SNUG** (4m x 3m) front bow window, radiator, chimney breast, small side window, spot lighting and double multi-paned doors opening from Main Reception.

**KITCHEN** (4.1m x 2.7m) private courtyard rear outlook, tiled floor, base and wall units, 1 1/2 bowl sink and mixer tap, counter tops, slide under provision for appliances, integrated double oven and hob under canopied fan.



**2<sup>ND</sup> LARGE RECEPTION ROOM** (8.5m x 6.3m max) double aspect views, access to private courtyard, 3 radiators, wall, spot and picture lighting, substantial beam and timber character and hardwood/glazed division with double doors to:-



**CONSERVATORY** (5m x 4m) 180 degrees rear garden views, radiator, tiled floor, domed roof and double doors to walled garden.



**CLOAKS/VANITY** With toilet, vanity wash basin, radiator etc.

## 1<sup>ST</sup> FLOOR

### LANDING

**BATHROOM** (2.8m x 2.8m max) vintage coloured suite comprising bath (with shower attachment) wash basin, toilet and bidet, radiator and extensive linen and airing cupboards (including gas central heating boiler)



**BEDROOM 1** (4.1m x 4m) front and side (east) windows, radiator and fitted range of wardrobes and **DRESSING ROOM** (2.8m x 1.9m) with radiator

**BEDROOM 2** (3.7m x 3.2m) front outlook and radiator

**BEDROOM 3** (2.9m x 3.1m) rear facing with radiator

**GARAGE** (9m wide x 9.7m deep) Ex car show room with sliding display window entrance off High Street. Personal door to inner courtyard and access to **STORE** (4.2m x 2m) Communicating door to:-

**2 STOREY ANNEX comprising:-**

**MAIN ROOM** (6.4m x 4.7m) with staircase off

**2<sup>ND</sup> ROOM** (3.4m x 4.7m) with courtyard outlook and access to rear garden

**First Floor**

**ROOM 1** (3.1m x 4.6m) front and rear views

**ROOM 2** (4.6m x 6.2m) front and rear d/g views

**ROOM 3** (6.9m x 4.6) front and rear d/g views and balcony access



**OUTSIDE**

Located on the north side of High Street (West) with forecourt frontage and vehicular access to **GARAGE**

Enclosed **Courtyard/ patio garden** 6.8m x 3.8m

Rear wall enclosed mature and private lawned garden.



**SERVICES**

All mains services  
Gas central heating to radiators

**LOCAL AUTHORITY**


North Lincolnshire Council

**COUNCIL TAX**

Band 'C' online enquiry (Number 90 High Street)

**VIEWING**

By prior appointment by agreement with Grice & Hunter (all viewings strictly in accordance with COVID-19 guidance) 01427 873684 / 07483100988

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92-100) <b>A</b>                           |         |   |
| (81-91) <b>B</b>                            |         | 81  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 58      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |





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**Isle of Axholme  
Marketing Coordinator  
07483100988**

**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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