

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



‘The Homestead’, 50 Rectory Street, Epworth, DN9 1HS

- 3 BED En-Suite detached house • 2 Bathrooms (1 en-suite) •
- 2 ground floor Reception Rooms plus Study • Kitchen/Diner and separate Utility •
- Easy walking distance of central Epworth • Large Garage and lots of parking • Gas c/h •
- PVC d/glzg • All round access and front courtyard •

VACANT POSSESSION

£240,000 For quick sale

NO CHAIN



Epworth is an historic small country town with “village” feel, thriving town centre cafes, restaurants, shops, bank, schools, places of worship, leisure centre and pool and a lot going on.

ACCOMMODATION

All measurements are approx. only

Ground floor

IMPRESSIVE RECEPTION HALL with radiator and turning staircase leading off with storage space beneath.



BREAKFAST KITCHEN (about 4.1m x 2.7m) double aspect, tiled floor, plentiful base and wall units and counter top with 1 ½ bowl sink and integrated oven and hob, etc.



UTILITY ROOM (about 3.3m x 2.2m) with “stable” external door, tiled floor, base and wall units provision for automatic washer and other appliances, central heating boiler, radiator, etc.

DINING ROOM (about 4.2m x 3.4m) radiator, windows to two aspects and substantial chimney breast.



MAIN LOUNGE (about 5.7m x 4.4m) of large size with windows to two aspects including front outlook, radiator, T.V. point and mantelled surround to enclosed living flame gas fire.



STUDY/BEDROOM 4 (about 4.4mx 2m) front facing with radiator.

First floor

LANDING of large size with radiator and access to roof space.

MAIN BEDROOM AND EN-SUITE (about 3.8m x 3.6 min) with radiator and full length wardrobes with mirrored sliding doors.



EN-SUITE BATHROOM (about 3.4m x 1.5m) with radiator, bath, cubicled shower, wash basin and toilet, vinyl floor and tiled decor.



STRIKING BATHROOM (about 3.4m x 2.3m) with radiator and tiled decor to compliment the four piece suite comprising raised bath (with hand spray), toilet, bidet and wash basin.

DOUBLE BEDROOM 2 (about 4.2m x 2.9m) East facing with radiator, T.V. point and full length range of mirrored wardrobes.



DOUBLE BEDROOM 3 (about 4.1m x 3.3m) East and West outlooks, radiator and T.V. point.



OUTSIDE

To the front of the house is a walled courtyard with brick paved finish, car parking and access to **large linked single GARAGE** (about 5.8m x 2.8m) with remote control door, light and power.

All round paths and lighting.



SERVICES

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

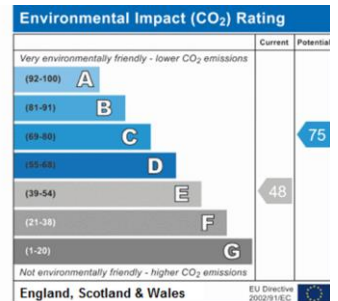
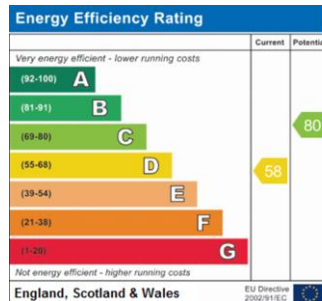
Band 'D'.

TENURE

Believed to be freehold.

VIEWING

By appointment through Grice and Hunter – Epworth office. Tel. 01427 873684 / 07483100988





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Isle of Axholme
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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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