

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



21 Newland View, Epworth, DN9 1SH

- Very spacious and individual detached 3 bed house
- Established residential cul-de-sac location convenient for central Epworth
- Large enclosed garden
- Garage and good off road parking
- Gas central heating
- PVC Conservatory and sealed unit double glazing
- External security shutters to most doors and windows
- Potential for timely upgrading



£190,000 NO CHAIN

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.)

ENTRANCE LOBBY with front bow window and multi-pane door to :-

RECEPTION HALL coving, cloaks hooks, under stairs recess (with light). Walk in **Store** with shelving and gas central heating boiler.

CLOAKS ROOM tiled floor, radiator, window, corner wash hand basin and low flush toilet.

LOUNGE (5m x 3.5m) front bow window, 2 radiators, coving, electric fire and arched entrance to



DINING ROOM (3.5m x 2.3m) with radiator, coving, high level cupboards/cabinets and patio doors to conservatory.

KITCHEN (3.5m x 2m) breakfasting size with units in “medium oak”, ½ bowl sink, tiled décor, **integrated double oven, hob, fan** and space for other appliances. Side external door, rear garden view, etc.



CONSERVATORY (3.5m x 3m) garden views and heaters

First Floor

LANDING window and access to roof space

BATHROOM (3.5m x 2m) with over stairs cupboard, radiator and 4 piece suite in white including cast iron bath (with shower over and screen), toilet, wash basin and bidet. Airing/cylinder cupboard.



BEDROOM 1 (3.7m x 3.5x) front facing with radiator, TV point and fully fitted with wardrobes, vanity, bed side furnishings and wash basin.

BEDROOM 2 (3.7m x 3m) rear facing, radiator and fully fitted with wardrobes, vanity and bed side furnishings.

BEDROOM 3 (2.8 m x 2.7m) rear facing with radiator, wardrobe/cupboard and fitted out for Study use with workstation, trunking and shelving.



OUTSIDE

Front courtyard garden with parking for caravan, lawn and mature plantings.

Wide driveway to **detached single Garage and Store** with roller door and side personal doors.

Rear lawned garden with mature plantings and garden shed.

Outside lighting and water tap.



SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'D' (on-line enquiry)

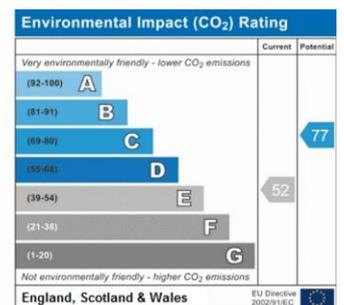
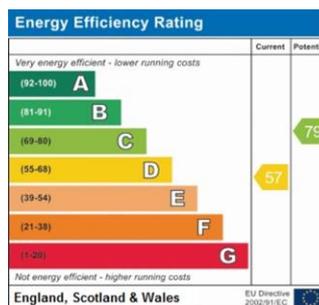
TENURE

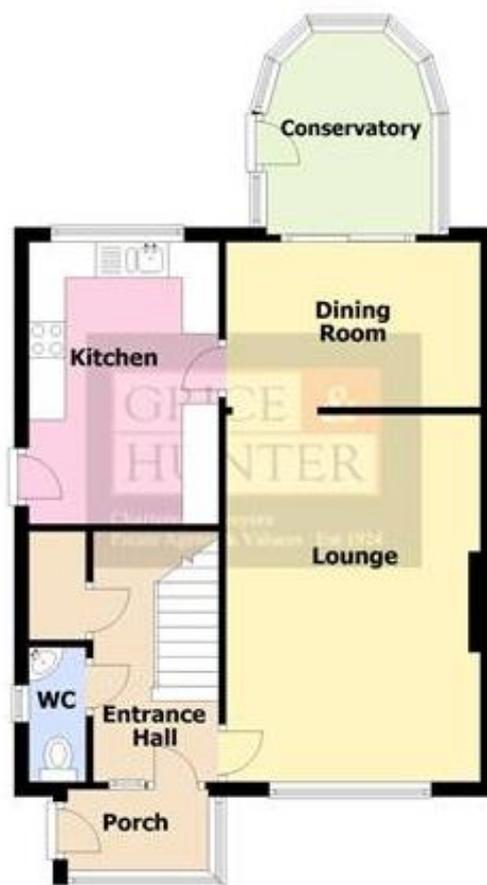
Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter

01427 873684/07483 100988





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.