

**GRICE &  
HUNTER**

**Chartered Surveyors  
Estate Agents & Valuers  
Est 1924**



## **3 Half Acre Wood (off Main Street), Althorpe, DN17 3HT**

- 4 Bed – En-Suite Bungalow in secluded village setting • 145 sqm (1560 sqft) versatile accommodation •
  - C/heating • Double glazing • Double Garage •
- Surrounding low maintenance gardens • Private cul-de-sac of 4 individual dwellings •
  - Convenient for Scunthorpe and M180 • On bus routes •



**£272,400 NO CHAIN**

## LOCATION

**Althorpe** is a small village community on the west bank of the River Trent with lovely parish church, local railway station and only 3 miles from Scunthorpe (retail park) and motorway access.

**ACCOMMODATION** (room sizes approx only)

**Side main ENTRANCE to:-**

**RECEPTION HALL** with radiator, smoke alarm, linen/cylinder cupboard, easy access to the roof space and panelled doors leading off.

**LOUNGE** (6m x 3.6m max) with double aspect garden views outlooks to the front (east and south side). Bay window character with 2 radiators, coving, multi ceiling down-lights (dimmer control), TV and Sky provision.



**KITCHEN** (3.8m x 3.6m) with rear garden (west) outlook, plentiful contemporary units in light wood with deep grey counter tops, 1 ½ bowl sink and mixer tap, tiled splash areas, **integrated electric fan assisted oven, 4 burner ceramic hob, canopied fan, dishwasher, larder fridge**, multi ceiling down-lights, radiator, window blind and open plan approach to:-



**LOUNGE/DINER** (3.6m x 2.7m) with French windows to the rear garden, radiator, ceiling and wall lights.

**UTILITY ROOM** (2.5m x 1.8m) to match the Kitchen with base unit, counter top, 1 ½ bowl sink and mixer tap, tiled splash area, shelving, **integrated freezer**, slide in provision for auto washer, radiator, external door to back garden, extractor fan and vinyl flooring, etc.

**Ground Floor CLOAKS ROOM** (1.8m x 1m) with wash hand basin, radiator, fan, high level shelf and vinyl flooring

**BEDROOM 1 and EN-SUITE** (3.6m x 3.5m) with side outlook, radiator, TV, Sky and BT provision.



**EN-SUITE BATHROOM** (2.5m x 2m) with part tiled décor to compliment the 3 piece suite in white comprising bath, wash basin and toilet. Extractor fan, radiator and various fittings.

**BEDROOM 2** (4.4m x 3m max into the bay) of bay window character, front facing with radiator and TV provision.





**BEDROOM 3** (3.6m x 2.3m) with TV provision and radiator.

**Front BEDROOM 4** (about 3m x 2.5m) with TV and BT provision, radiator and garden outlook.

**SHOWER ROOM** (2m x 1.5m) with radiator, part tiled décor and 3 piece suite comprising pedestal wash basin, low flush toilet and corner shower cubicle with mains fed shower. Radiator and fan.

### OUTSIDE

The property is nicely situated in a private cul-de-sac of only 4 individual dwellings.

Deep front lawned garden with laurel hedging and wide brick paved driveway (and parking) in front of the Double Garage. Outside lighting and all round access to private rear garden with patio.

**Integral DOUBLE GARAGE** (5.5m x 5.4m) with remote control roller door, personal door to the garden, windows, central heating boiler, water tap, fuel oil tank, loft storage, electric light, power and a variety of fitted units and counter tops.



### SERVICES:

Mains water, electricity and drainage.  
Modern oil central heating system to radiators.  
Zoned security alarm system.

### TENURE:

Freehold

### LOCAL AUTHORITY:

North Lincolnshire Council

### COUNCIL TAX:

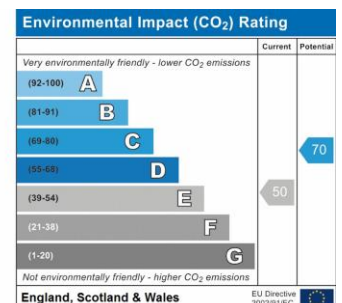
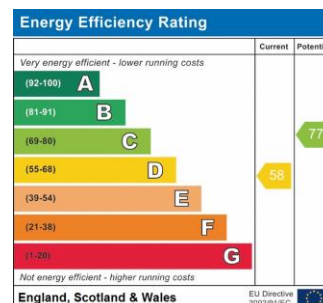
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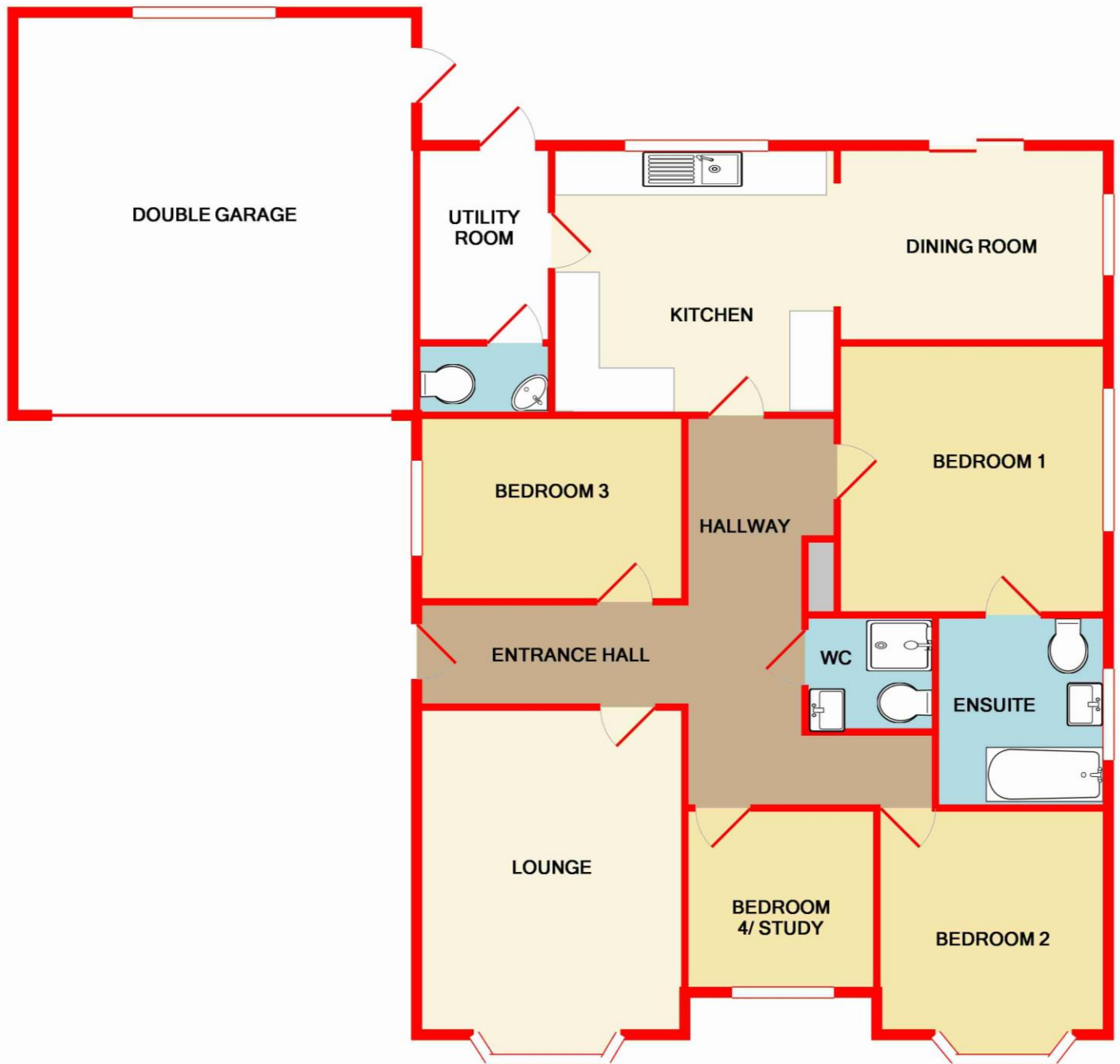
### STAMP DUTY LAND TAX:

If you purchase this residential property before 31st March 2021 Stamp Duty Land Tax is nil. This rate applies whether you are buying your first home or have owned property before. However this does not apply to second homes/additional properties.

### VIEWING:

By appointment with Grice & Hunter Scunthorpe  
01724 866261





3 HALF ACRE WOOD, ALTHORPE.  
 TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.8 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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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