GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924







Croftside Lodge, West End Road, Epworth, DN9 1LA

• An extended 5 Double Bedroom (2 en-suite) Detached property offering deceptively large and versatile living space • Impressive gardens and grounds of about 0.7 acre (0.28 ha) • Walk through Kitchen and Sun Room extension • Gas central heating • PVCu Double Glazing • Main Bedroom with garden view • Immaculately maintained throughout • Favourable Epworth fringe location near Scawcett Lane •

RICS® Regulated by RICS

£557,500 NO CHAIN

Energy rating C

Croftside Lodge is located next to open countryside only 1 mile from the centre of Epworth.

The property offers exceptional family sized accommodation on two floors including a wealth of notable features as follows:-

- Central Reception and Hallway
- Sitting Room with wood burning stove
- Excellent Kitchen with adjoining Dining Area
- Delightful Sun Room with garden views
- Ground floor guest Bedroom and En-suite
- 2 further ground floor Bedrooms
- Family Bathroom
- Separate Utility Room
- First floor Principal Bedroom with En-suite
- Additional first floor Bedroom
- Extensive parking and secure standing for caravan etc
- Formal well tendered garden
- Orchard/amenity land with access from Scawcett Lane.

Accommodation (room sizes approx. only)

Ground floor

Impressive RECEPTION HALL with tiled flooring and modern composite front exterior door.

BEDROOM 2 (4.23m x 3.86m) with front and side facing windows, radiator and tiled flooring **EN-SUITE** including corner shower cubicle, w.c and wash basin, tiled flooring, Worcester central heating boiler and towel radiator. Walk in storage cupboard.

CENTRAL HALLWAY with tiled flooring, 2 radiators and staircase off.

BEDROOM 3 (5.14m x 3.0m) front and side facing windows, 2 radiators and laminate flooring.

CLOAKS LOBBY with space for freezer etc.

BATHROOM (3.12m X 2.56m) including recessed shower cubicle, panelled bah with tap shower fitting, wc and vanity storage/storage unit with wash basin, tiled flooring and 2 radiators.

BEDROOM 4 (4.0m x 3.64m) with fitted wardrobes, radiator, side facing window and laminate flooring.

SITTING ROOM (5.77m x 4.26m) with French windows providing views and access to the garden, timber surround fireplace with multi fuel stove, covered radiator and tiled flooring.

DINING ROOM (3.35m x 3.40m average) radiator, tiled flooring and patio door to rear garden.

UTILITY ROOM (1.70m x 1.83m) with 1 ½ bowl sink unit/base cupboard, towel radiator, storage cabinets, corner wash hand basin, space for washer and dryer, tiled flooring.

Through KITCHEN (5.82m x 2.80m) with very good range of cream fronted units to two sides, including granite effect worktops, 1 ½ bowl resin sink, integrated appliances comprising AEG double oven, AEG 5 ring gas hob with variable speed extractor fan over, plumbing for dishwasher, space for fridge freezer, vertical radiator, tiled flooring and velux roof lights. Side facing window and external door to frontage.

SUN ROOM (7.36m x 2.85) with 3 sets of sliding patio doors to the side elevation and further exterior door to the gable. Tiled flooring, translucent roof and double doors to the Kitchen.

First Floor

LANDING with velux roof light, access to storage space, boarded flooring.

MAIN BEDROOM (7.28m x 4.0m including en-suite) with glazed double doors proving attractive views of the garden, radiator, boarded flooring and range of fitted wardrobes. **EN-SUITE** (2.65m x 1.75m) fully tiled and including walk-in shower, w.c and cabinet wash basin, tiled flooring, towel radiator and velux roof light.

BEDROOM 5 (4.23m x 3.17m) front facing window, radiator, eaves storage space and boarded flooring.

OUTSIDE

Front garden with block paved driveway and gravel parking for several cars. Secure gated parking for caravan.
Paved terrace adjoining the Garden Room with adjacent water feature and seating area.
2 timber garden sheds and 2 greenhouses.
Orchard with gated access to Scawcett Lane.
Further extensive terrace/BBQ area adjoining the main dwelling,
Side gated access leading to the front.

SERVICES (not tested)

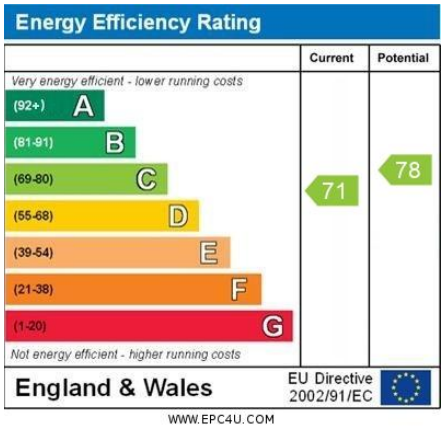
- Mains, water, electricity, drainage and gas
- Gas central heating to radiators.
- Alarm

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING
Strictly by prior appointment through Grice & Hunter 01427 873684





















Total area: approx. 230.2 sq. metres (2477.6 sq. feet)

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