



## 1 Police House Moorland Way, Epworth

£325,000 Freehold

A FINE TRADITIONAL DETACHED HOUSE • PRIVATE TOWN CENTRE LOCATION • EXTENDED TO THE REAR • 2 RECEPTION ROOMS • STYLISH FITTED DINING KITCHEN WITH UTILITY ROOM • 3 GENEROUS BEDROOMS • MODERN FAMILY BATHROOM • PRIVATE ENCLOSED REAR GARDEN • FRONT DRIVEWAY & GARAGING

Traditional detached house in town centre. Refurbished with extension. 3 bedrooms, modern kitchen, garage, private gardens, parking. uPVC double glazing, gas central heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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- PRIVATE TOWN CENTRE LOCATION
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- 2 RECEPTION ROOMS
- STYLISH FITTED DINING KITCHEN WITH UTILITY ROOM
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### Entrance Hallway

12' 5" x 6' 1" (3.78m x 1.86m)

Full composite double glazed entrance door with frosted glazing and adjoining side lights, staircase leads to the first floor accommodation, oak flooring and wall mounted thermostatic control for the central heating.

### Front Lounge

12' 5" x 15' 5" (3.78m x 4.70m)

Front uPVC double glazed window, handsome multi-fuel cast iron stove on a stone flagged hearth, wooden beamed mantel, TV point and wall to ceiling coving.

### Modern Fitted Dining Kitchen

9' 5" x 22' 0" (2.86m x 6.70m)

Rear uPVC double glazed window and open access through to a rear sun room. The kitchen enjoys an extensive range of modern gloss white fronted furniture with brushed aluminium style pull handles with a complementary wooden style worktop with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space for a gas cooker with overhead canopied extractor and wooden laminate flooring.





#### **Rear Garden Room**

10' 4" x 8' 11" (3.14m x 2.71m)

Side three panelled bi-folding doors leading to the garden, modern radiator, ceramic tiled flooring, pitched roof with central ceiling spotlights and TV point.

#### **Utility Room/Rear Entrance**

4' 3" x 8' 5" (1.30m x 2.57m)

Rear uPVC double glazed entrance door with frosted glazing, wooden style worktop with plumbing for appliances, laminate flooring, a personal door through to the integral garage and door leads to;

#### **Cloakroom**

Has a rear uPVC double glazed window and low flush WC in white.

#### **First Floor Landing**

6' 6" x 6' 10" (1.98m x 2.08m)

Side uPVC double glazed window and doors to;

#### **Master Bedroom 1**

10' 4" x 12' 0" (3.16m x 3.65m)

Front uPVC double glazed window, wall to ceiling coving, TV point and built-in wardrobe.

#### **Rear Double Bedroom 2**

9' 6" x 12' 4" (2.89m x 3.75m)

Rear uPVC double glazed window and built-in wardrobe.





### Front Bedroom 3

9' 5" x 9' 8" (2.86m x 2.95m)

Front uPVC double glazed window and built-in over the stairs storage cupboard.

### Family Bathroom

5' 6" x 6' 11" (1.68m x 2.10m)

Rear uPVC double glazed window with frosted glazing, modern suite in white comprising a low flush WC, pedestal wash hand basin, I-shaped panelled bath with mains shower over and glazed screen, ceramic tiled flooring, matching tiled walls with central mosaic boarder and a built-in airing cupboard housing a Worcester gas fired condensing central heating boiler.

### Grounds

To the front the property enjoys a manageable lawned garden behind a walled boundary fence with pebble and shrub borders. A flagged pathway leads to a sheltered front entrance. A pebbled driveway provides ample parking for a number of vehicles and with direct access to the garage. The rear garden is of a manageable size enjoying excellent privacy having a shaped lawn with a number of slate flagged seating areas.





### **Garage**

18' 4" x 9' 0" (5.60m x 2.75m)

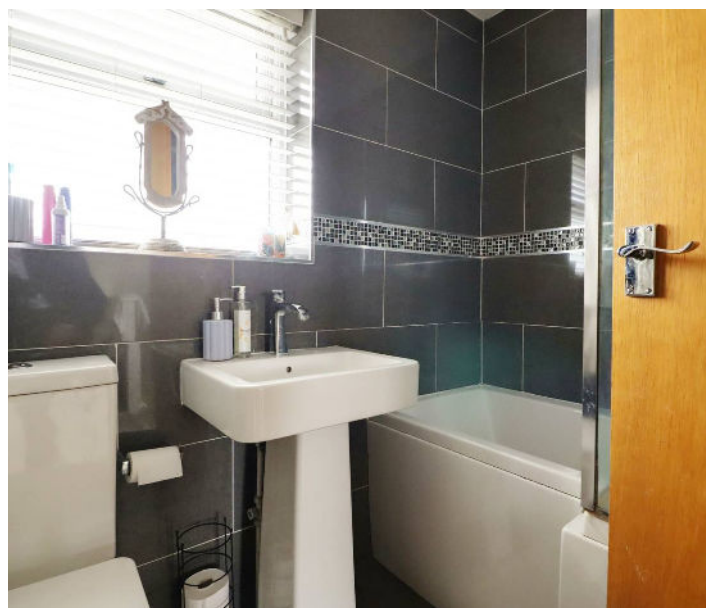
The property enjoys the benefit of an integral garage with electric roller front door, internal power and lighting and personal door through to the utility.

### **Double Glazing**

Full uPVC double glazed windows.

### **Central Heating**

Modern gas fired central heating system to radiators.



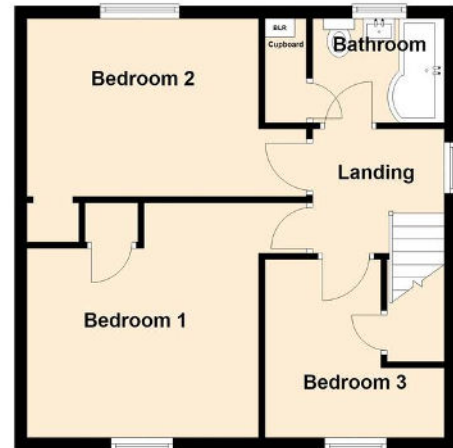
### Ground Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



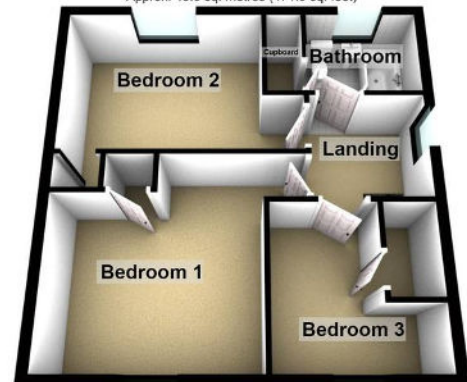
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### First Floor

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Total area: approx. 120.2 sq. metres (1294.4 sq. feet)

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