



**paul fox**  
the family estate agents

Price Guide  
**£275,000**

EPC Rating: TBC

## 2 Mowbray Street

Epworth, North Lincolnshire, DN9 1HR  
4 Bedroom Detached Cottage



- ✓ A TRADITIONAL DETACHED DOUBLE FRONTED COTTAGE
  - ✓ 4 RECEPTION ROOMS
  - ✓ FITTED KITCHEN & GROUND FLOOR BATHROOM
    - ✓ 4 BEDROOMS
    - ✓ PRIVATE ENCLOSED REAR GARDEN
  - ✓ FRONT DRIVEWAY & LARGE DETACHED GARAGE

15-17 High Street, Epworth, Lincolnshire, DN9 1EP  
T: 01427 339100 E: epworth@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)



# 2 Mowbray Street

Epworth, North Lincolnshire, DN9 1HR

4 Bedroom Detached Cottage



**paul fox**  
the family estate agents

## UN-APPROVED DRAFT BROCHURE

A superb opportunity to purchase a double fronted, render finished, detached cottage situated within the centre of the town enjoying private, enclosed gardens, front driveway and a large, detached garage. The accommodation requires a scheme of updates enjoying potential comprising front living room, formal dining room, fitted kitchen with access to a side breakfast room and rear garden room, inner hallway with useful understairs pantry and a ground floor family bathroom. The first floor provides 4 bedroom.



### FRONT LIVING ROOM

Measures approx. 4.27m x 4.29m (14' 0" x 14' 1"). Enjoys a dual aspect with front and side uPVC double glazed windows, matching front entrance door with patterned glazing and top light, feature brick built chimney breast with inset live flame coal effect gas fire with inset wooden mantel, two recess displays, beamed ceiling, TV point, telephone and doors through to the kitchen and dining room.



### DINING ROOM

Measures approx. 4.14m x 4.25m (13' 7" x 13' 11"). Enjoys a dual aspect with front and side uPVC double glazed windows, beamed ceiling and two single wall light points.



### FITTED KITCHEN

Measures approx. 3.81m x 3.05m (12' 6" x 10' 0"). Enjoys internal uPVC double glazed window and entrance door through to the garden room and open archway through to the breakfast room. The kitchen enjoys an extensive range of dark oak panelled low level units, drawer units and wall units with a number of eye level display units, a complementary white rolled edge working top surface with tiled splash backs, a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a gas cooker, beamed ceiling, built in storage cabinets and cylinder tank.



### BREAKFAST ROOM

Measures approx. 1.95m x 2.6m (6' 5" x 8' 6"). Enjoys front and side uPVC double glazed window, rear aluminum framed double glazed sliding patio doors leads to the garden and a wall mounted Glowworm gas central heating boiler.



### GARDEN ROOM

Measures approx. 3.56m x 2.56m (11' 8" x 8' 5"). Enjoys side and rear uPVC double glazed windows, rear aluminum framed double glazed patio doors and side uPVC entrance door and laminate flooring.



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

T: 01427 339100 E: epworth@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS



# 2 Mowbray Street

Epworth, North Lincolnshire, DN9 1HR

4 Bedroom Detached Cottage



**paul fox**  
the family estate agents

## INNER HALLWAY

Enjoys a half landing rear uPVC double glazed window, a return staircase which allows access to the first floor with open spell balustrading, useful understairs pantry and doors to;

## DOWNSTAIRS SHOWER ROOM

Measures approx. 2.25m x 2.98m (7' 5" x 9' 9"). Enjoys a rear uPVC double glazed window with inset patterned glazing, a three piece suite in white comprises a low flush WC, pedestal wash hand basin, panelled bath with overhead electric shower and glazed screen and tiling to walls.



## FIRST FLOOR LANDING

Enjoys continuation open spell balustrading and doors off to;

## FRONT DOUBLE BEDROOM 1

Measures approx. 4.29m x 3.76m to wardrobes (14' 1" x 14' 1"). Enjoys two front uPVC double glazed windows, fitted wardrobes to either side of the chimney breast and loft access.



## DOUBLE BEDROOM 2

Measures approx. 4.28m x 4.27m (14' 1" x 14' 0"). Enjoys a dual aspect with front and side uPVC double glazed windows.

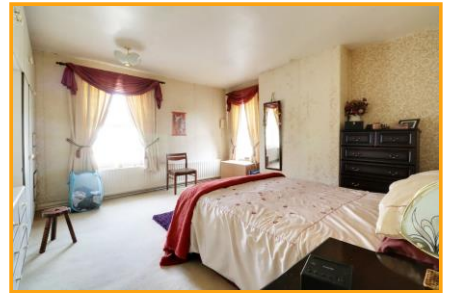


## DOUBLE BEDROOM 3

Measures 3.12m x 4.25 maximum (13' 11" x 10' 2"). Enjoys a rear uPVC double glazed window.

## BEDROOM 4

Measures approx. 2.32m x 3.06m (7' 7" x 10' 0"). Enjoys a dual aspect with rear and side uPVC double glazed windows.



## GROUNDS

The property sits on a prominent corner plot within the centre of the town with the benefit of a double width concrete laid driveway that enables parking for a good number of vehicles along with direct access to the double garage and with gated access to the rear. The rear garden enjoys an excellent degree of privacy being centrally lawned with mature planted shrubs with a number of pleasant seating areas.

## OUTBUILDINGS

The property enjoys the benefit of a substantial block and render built garage measuring approx. 5.23m x 7.05m (17' 2" x 23' 2") with electric remote operated up and over front door, side uPVC French doors allowing access to the garden and matching rear windows, benefits internally from power and lighting, plumbing for appliances and a pitched roof providing storage.



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

T: 01427 339100 E: epworth@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

# 2 Mowbray Street

Epworth, North Lincolnshire, DN9 1HR

4 Bedroom Detached Cottage



**paul fox**  
the family estate agents

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

T: 01427 339100 E: epworth@paul-fox.com

[www.paul-fox.com](http://www.paul-fox.com)

