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the family estate agents

Price Guide  
**£435,000**

EPC Rating: D

## 3 Albion Hill

Epworth, North Lincolnshire, DN9 1HD  
4 Bedroom Detached House



- ✓ A STUNNING PERIOD DETACHED FAMILY HOME
- ✓ 4 RECEPTION ROOMS
- ✓ ATTRACTIVE FITTED KITCHEN
- ✓ 4 GENEROUS BEDROOMS WITH AN EN-SUITE
- ✓ LARGE FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN



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A fine traditional town centre detached family home offering beautifully presented and versatile accommodation that blends modern living with rustic charm having retained many original features during its comprehensive renovation. The accommodation comprises open front porch, feature reception entrance hallway, front living room, central sitting room open to a feature dining room, attractive fitted kitchen, rear entrance lobby with access to a cloakroom, study and the first floor bedroom 4 that benefits from an en-suite shower room. The main first floor enjoys a central landing leading to 3 generous bedrooms and a large main family bathroom. The rear provides a generous block paved driveway with gated access into a private, fully enclosed flag laid garden that is ideal for entertaining and enjoying access from the kitchen and dining room.



## ATTRACTIVE RECEPTION ENTRANCE HALLWAY

Measures Approx. 2.3m x 6.93m (7' 7" x 22' 9"). Enjoys a newly installed composite double glazed entrance door with patterned leading glazing with adjoining side and top lights, original detail tiled flooring, staircase allowing access to the first floor accommodation with open spell balustrading, feature newel post, understairs storage, dado railing, wall to ceiling coving, wall mounted thermostat and door leads through to;



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## FRONT LIVING ROOM

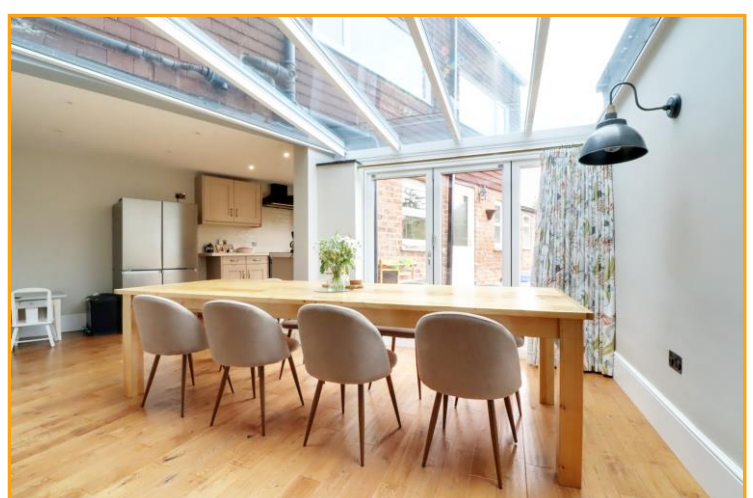
Measures Approx. 4.83m x 3.96m (15' 10" x 13' 0") plus projecting uPVC double glazed bay window with low level fitted shutters, picture railing, wall to ceiling coving, central feature live flame coal effect gas fire with a handsome period style surround and mantel with adjoining open display shelving.

## SITTING ROOM

Measures Approx. 4.85m x 3.78m (15' 11" x 12' 5"). Enjoys a broad opening to the dining area, feature wooden flooring with under floor heating, wall mounted thermostat, picture railing, wall to ceiling coving, two single wall light point, feature inset multi fuel cast iron stove on a tiled hearth within a brick chimney breast.

## DINING ROOM

Measures 6.8m x 2.76m maximum (23' 7" x 8' 7"). Enjoying rear panelled Bi-folding doors out to the garden, part glazed roof, continuation of attractive wooden flooring with underfloor heating and wall mounted thermostat, internal door leading back to the inner hallway, doors to a large fitted pantry with side uPVC double glazed window shelving and wall mounted gas central heating boiler and open access through to;



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## KITCHEN

Measures approx. 2.77m x 4.13m (9' 1" x 13' 9"). Enjoying a side uPVC double glazed window, side uPVC entrance door with lead patterned glazing. The kitchen enjoys an extensive range of hardwood matching low level units, drawer units and wall units in a soft pink finish with curved pull handles and a granite worktop with tiled splash back incorporating a single ceramic sink unit with drainer to side and block mixer tap, space for a range cooker with overhead canopied extractor, raised feature tiled flooring, inset ceiling spotlights and doors through to;



## INNER HALLWAY

Enjoys side uPVC double glazed window, tiled flooring, part panelling to walls, staircase to bedroom 4 with understairs storage, space and plumbing for appliances and doors through to;



## STUDY

Measures Approx. 2.85m x 1.7m (5' 9" x 9' 4"). Enjoys a side uPVC double glazed window, attractive wooden flooring and loft access.

## FIRST FLOOR LANDING

Enjoys a side uPVC double glazed window with inset patterned glazing, continuation of open spell balustrading, dado railing, wall to ceiling coving, loft access and doors through to;



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## REAR DOUBLE BEDROOM 1

Measures Approx. 4.45m x 3.81m (14' 7" x 12' 6"). Enjoys a rear uPVC double glazed window, attractive cast iron fireplace with inset tiled hearth and picture railing.

## FRONT DOUBLE BEDROOM 2

Measures Approx. 3.97m plus projecting window x 3.67m (12' 0" x 13' 0"). Enjoys a front uPVC double glazed bay window with low level fitted shutters, attractive wooden flooring and picture railing.

## FRONT DOUBLE BEDROOM 3

Measures Approx. 3.27m x 2.72m (10' 9" x 8' 11"). Enjoys a front uPVC double glazed window and picture railing.

## ATTRACTIVE FAMILY BATHROOM

Measures Approx. 2.83m x 2.65m (9' 3" x 8' 8"). Enjoys a side uPVC double glazed window, a five piece suite in white comprising a low flush WC, his and hers pedestal wash hand basin with tiled and mirrored backing, tiled panelled bath, walk in shower cubicle with overhead main shower, glazed screen and tiled walls, attractive tiling to floor, built in airing cupboard with cylinder tank and shelving, two chrome towel rails, inset ceiling spotlights and extractor.



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## DOUBLE BEDROOM 4

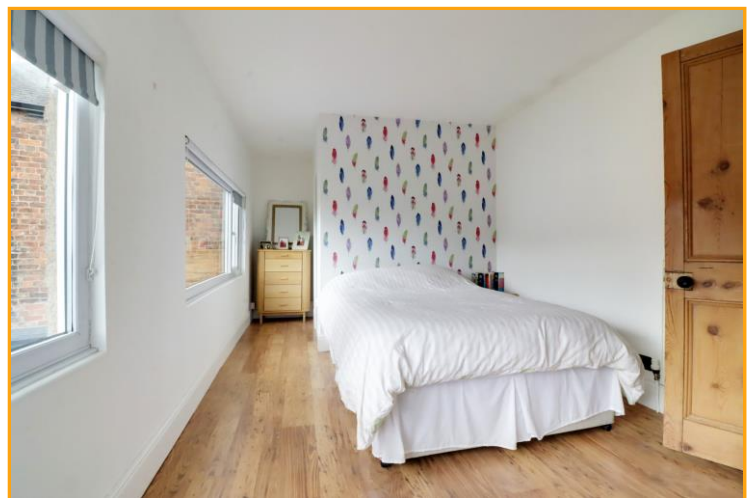
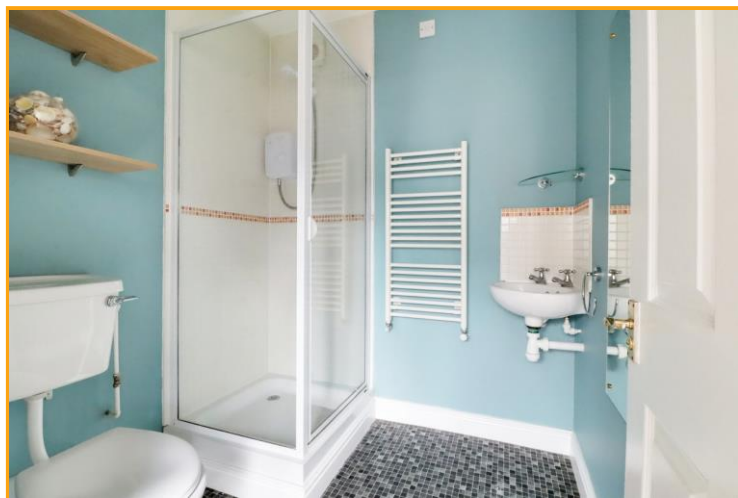
Measures Approx. 2.85m x 4.98m plus deep recess (9' 1" x 22' 8"). Enjoys three surrounding uPVC double glazed windows, built in over stairs storage cupboard, attractive laminate flooring and doors to;

## EN-SUITE SHOWER ROOM

Measures Approx. 1.86m x 1.81m (6' 1" x 5' 11"). Enjoys three piece suite in white comprising a low flush WC, corner fitted wash hand basin with tiled splash back, shower cubicle with tiled walls and glazed screen and overhead main shower, cushioned flooring and chrome towel rails.

## GROUNDS

To the front the property has a flagged low maintenance garden with decorative iron railed boundaries with front gate, steps to a sheltered front entrance door with quarried tile flooring. The rear enjoys a low maintenance private garden with a number of slate flagged seating areas with a pergola over, raised boarders, pebbled garden and gated access to arear driveway. The rear driveway is block paved with blocked boundaries and houses a timber store shed and provides parking for an excellent number of vehicles.



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## SERVICES

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

## CENTRAL HEATING

There is a modern gas fired central heating system to the radiators via a condensing boiler.

## DOUBLE GLAZING

The property enjoys 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.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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