







**AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY EXTENDED DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF EPWORTH.** This large very individual energy efficient property boasts excellent family accommodation with four bedrooms, three bathrooms/shower, fabulous open plan kitchen/living/dining room with superb field views.

In brief the property comprises entrance hall, lounge with wood burner, large family bathroom with roll top bath and separate shower, living kitchen/diner with French doors to the rear overlooking the gardens. A utility room. Master bedroom suite with large walk in wardrobe and en-suite shower room. Three further bedrooms and a second family bathroom. The property offers potential for self-contained living if needed.

Definitely a home that must be seen to be fully appreciated.

**A STUNNING PROPERTY AVAILABLE WITH NO UPWARD CHAIN.**

#### **NOTES**

Solar voltaic panels with feed-in-tariff and solar water heating system is included in the sale.

#### **ENTRANCE HALL**

4' 1" x 20' 3" (1.26m x 6.18m) On entering this property via the front facing double glazed door you will not be disappointed, with a spacious hallway including four storage cupboards, partial tiled flooring, radiator, coving to the ceiling front facing double glazed window and provides access to all accommodation.





### LIVING ROOM

16' 0" x 15' 10" (4.88m x 4.83m) The reception room to the front of the property is bright and boasts a feature wood burner with brick and beam fireplace, front facing double glazed window, beam to the ceiling, two radiators, coving to the ceiling and a television point.

### BEDROOM

12' 10" x 8' 1" (3.93m x 2.48m) Positioned to the front of the property this room is currently the nursery with front facing double glazed window, radiator and coving to the ceiling.

### FAMILY BATHROOM

11' 11" x 8' 0" (3.65m x 2.45m) Lovely spacious bathroom with a four piece suite comprising of low flush WC, wash hand basin, roll top bath with central taps, separate shower cubicle, spotlights to the ceiling, shaving point, radiator, tiled walls and a side facing double glazed frosted window.

### LIVING/KITCHEN/DINING ROOM

30' 6" x 18' 10" (9.31m x 5.76m) Fantastic extended kitchen space providing living/dining room which is all open plan, with rear facing double glazed French doors leading to the patio, four rear facing double glazed windows overlooking the beautiful gardens, two front facing single glazed windows to the lounge, beautiful feature wood burner with open arched chimney breast, tiled flooring, access doors to the master bedroom space, utility room, two further bedrooms and a second family bathroom. The kitchen is stunning with a large central island/storage breakfast bar, granite surfaces incorporating a single and half bowl sink with drainer area, main kitchen units at eye and base level have a wood block surface, range style cooker with six ring gas hob and extractor fan above, integrated fridge, space for a freestanding fridge/freezer, spotlights to the ceiling and under floor heating.



### MASTER BEDROOM

11' 6" x 11' 4" (3.53m x 3.47m) Lovely master bedroom with views over the rear gardens via the rear facing double glazed French doors, rear facing double glazed window, under floor heating and is accessed via the kitchen/living/dining area.

### INNER HALL

3' 2" x 5' 10" (0.98m x 1.78m) Providing open access to the walk in wardrobe and shower room.











### WALK IN WARDROBE

11' 6" x 6' 8" (3.52m x 2.05m) With spotlights to the ceiling and coving.

### SHOWER ROOM

7' 6" x 5' 8" (2.30m x 1.75m) Nicely presented modern shower room with low flush WC, wash hand basin within a vanity unit, walk in shower cubicle with dual shower head, shaving point, tiled walls, tiled flooring, spotlights to the ceiling, extractor fan and under floor heating.

### POTENTIAL SELF CONTAINED LIVING SPACE:

#### LIVING ROOM/BEDROOM

9' 8" x 12' 5" (2.95m x 3.81m) Located at the rear of the property also providing access to the rear patio via a rear facing double glazed French door, two rear facing double glazed windows, feature electric fireplace, television point and this is a versatile space that is currently utilised as a living room but could be a bedroom.

#### UTILITY ROOM/POTENTIAL SECOND KITCHEN

11' 9" x 9' 7" (3.59m x 2.94m) Side facing double glazed window, side facing double glazed door, fitted kitchen units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, plumbing for a washing machine, space for tumble dryer, integrated fridge, integrated freezer, three storage cupboards, spotlights to the ceiling, under floor heating, tiled flooring and access to the inner hallway leading to the bedroom and secondary bathroom.

#### INNER HALLWAY



### BEDROOM

13' 2" x 9' 10" (4.02m x 3.02m) Positioned to the front of the property, a further versatile space that could be living or bedroom space, with front facing double glazed window, radiator, coving to the ceiling and a television point.

### BATHROOM

8' 2" x 5' 8" (2.50m x 1.73m) Three piece white suite comprising of a low flush WC, P-shaped bath with shower screen, electric shower unit mounted above, wash hand basin, coving to the ceiling, spotlights, extractor fan, radiator, tiled flooring, tiled walls and a side facing double glazed frosted window.

### FRONT GARDEN & PARKING

Substantial parking area with double gates for access to the driveway, wall to the front and side fence enclosure, plus a large gravelled area with mature shrub beds.

### REAR DRIVEWAY

Accessed via electric gates to the side leading to a gravelled driveway, providing generous secure parking.

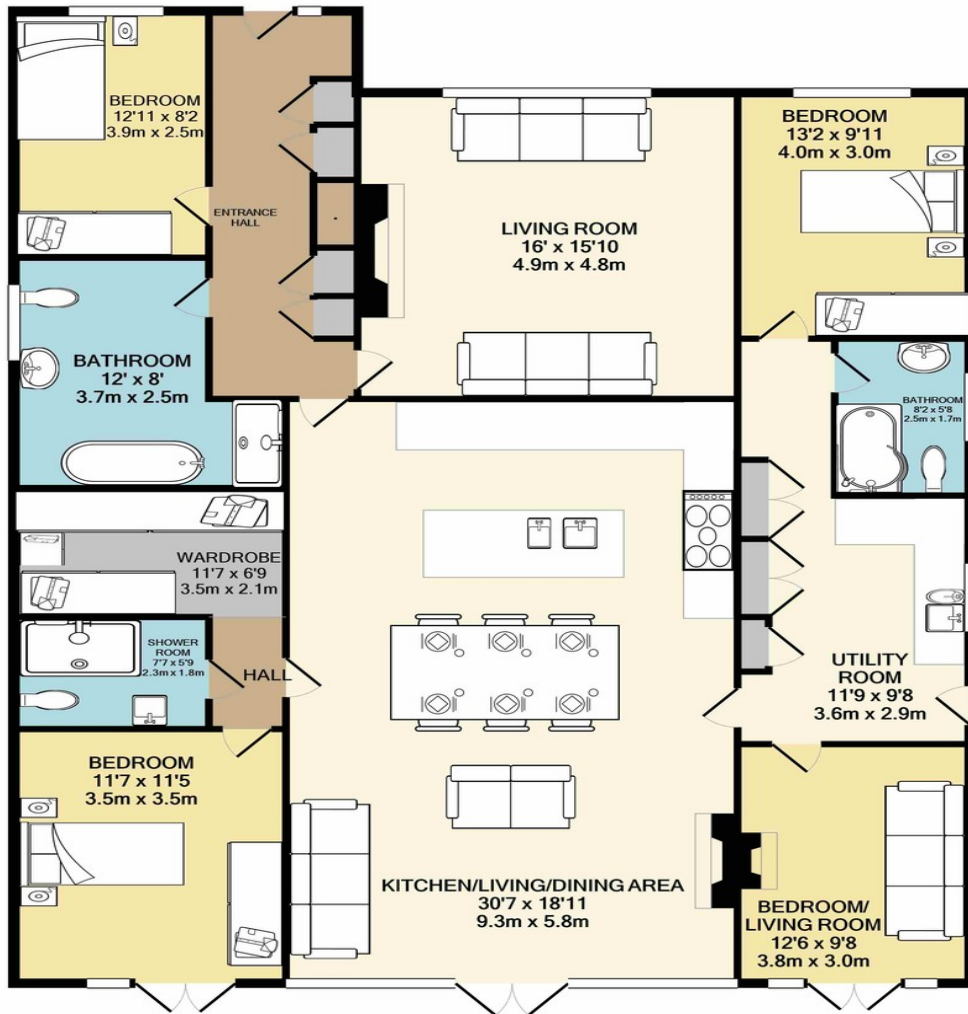
### DOUBLE GARAGE

Accessed from the rear driveway and provides further off street parking/storage, plus also benefits from a remote controlled electric door.

### REAR GARDEN, EXTERIOR CONSERVATORY & GYMNASIUM

Large gravelled off street parking area, rear lawn with field views, vegetable patch, summerhouse, central astro turf area with surrounding shrub beds, gymnasium/conservatory attached to the rear of the garage with photovoltaics on the roof and a raised patio perfect for enjoying those sunny days in this south facing garden.





TOTAL APPROX. FLOOR AREA 1920 SQ.FT. (178.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		97
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	