



**43 Reapers Rise,
Epworth, DN9 1JE**

● A credit to it's current owners this detached family home is located in the historic market town of Epworth. Situated within walking distance to the town centre offering a variety of local amenities. Comprising of a reception hallway, lounge, conservatory and open plan dining/kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Upvc double glazed. Gas fired central heating. Lawned gardens to the front and the rear. Driveway with parking. Planning permission has been granted to erect a two-storey front extension and a single-storey side extension. Planning application number, PA/2021/652. Viewing is a must on this property located in a prime location in the heart of Epworth.●

● Detached House - Lounge - Dining/Kitchen - Conservatory - Three Bedrooms - Family Bathroom - Ample Parking ●

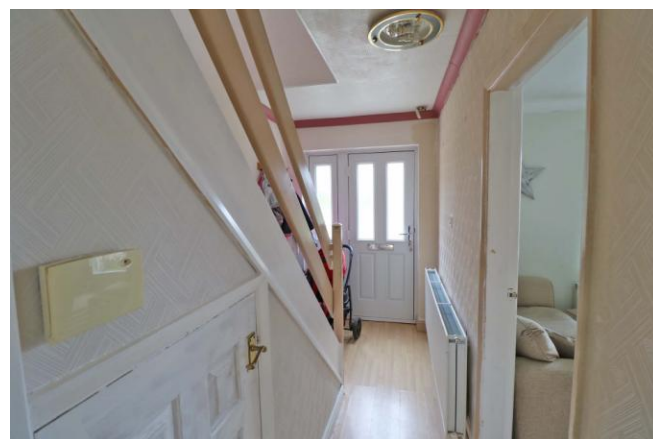
Price Region: £275,000

Now Reduced to £260,000

ACCOMMODATION GROUND FLOOR:

RECEPTION HALLWAY

Front facing entrance door. Under stairs storage. Staircase leading to first floor landing and bedrooms. Radiator



LOUNGE: 21' 4" x 13' 11" (6.514m x 4.255m) Front facing window and rear facing patio door into the conservatory. Television point. Radiator.



CONSERVATORY: 11' 3" x 9' 8" (3.444m x 2.948m)

Brick base with side and rear facing windows and rear facing sliding patio door giving access to garden. Radiator.

DINING KITCHEN: 27' 3" x 10' 4" (8.309m x 3.159m)

Side facing window and rear facing French doors giving access to garden. Fitted cream high gloss wall and base units with drawers. Wine rack. Built in oven and halogen hob with extractor fan over. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Provisions for white goods. Sky lights. Radiator.



FIRST FLOOR:

LANDING:

Side facing window. Loft access. Built in storage.

BEDROOM 1: 13' 2" x 9' 3" (4.021m x 2.825m) Rear facing window. Radiator.



BEDROOM 2: 12' 10" x 9' 9" (3.937m x 2.996m) Front facing window. Radiator.



BEDROOM 3: 8' 11" x 5' 5" (2.731m x 1.669m) Rear facing window. Radiator.



BATHROOM: 8' 9" x 5' 5" (2.685m x 1.669m)

Rear facing window. Fitted white suite comprising of a panelled bath with glass shower screen and shower over, low level WC and wall mounted hand basin. Tiled walls. Heated towel rail.



OUTSIDE: To the front there is a lawned garden with plants and shrubs. A driveway to the side offers ample parking for several vehicles and access to the rear. The rear garden is also lawned and is enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council.

COUNCIL TAX: Band: C

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236