



**70 West End Road,
Epworth, DN9 1LB**

• No Upward chain and quiet country living this recently renovated family home must be viewed. Modernised throughout to a high specification with quality fixtures and fittings. Comprising of a reception hallway, living room, dining kitchen, three bedrooms and family bathroom. Brick block paved driveway with ample parking and single garage. Lawned front and rear gardens boasting open views over countryside. Easily accessible to all local amenities. The current owner has obtained planning permission for anyone wishing to extend the property further. Contact agents for internal inspection. , •

• Totally renovated 3 bedroom bungalow - Planning for extension & reconfigure - Hallway / Kitchen / Living Room - 3 bedrooms / Bathroom - Perfect to move into straight away - Quality fixtures & fittings - Brick block driveway & single garage •

Price Region: £324,950

REDUCED TO £299,950 For a limited period only

DETACHED BUNGALOW

RECEPTION HALLWAY: Front facing entrance door leads into the reception hallway with built in storage cupboard. Ceiling spotlights. Access to partially boarded loft. Radiator.



LIVING ROOM: 15' 11" x 11' 11" (4.867m x 3.653m) Front facing window. Television point. Radiator.



DINING KITCHEN: 14' 1" x 11' 11" (4.308m x 3.652m) Rear facing window and entrance door over- looking garden with open views. Fitted wall and base units with soft closing drawers. Worktops incorporating a single stainless steel bowl drainer sink with mixer taps. Induction hob with extractor fan over. Built in separate oven and grill. Integral fridge freezer, dishwasher and washing machine. Waterproof woodpecker wooden floor. Ceiling spotlights. Wall mounted radiator.



BEDROOM 1: 11' 3" x 10' 5" (3.454m x 3.177m) Front facing window. Radiator.



BEDROOM 2: 11' 11" x 10' 5" (3.656m x 3.182m) Rear facing patio door with side glass screen. Ceiling spotlights. Television point. Radiator.



BEDROOM 3: 10' 4" x 7' 6" (3.171m x 2.294m) Side facing window. Radiator.



BATHROOM: 8' 3" x 5' 5" (2.518m x 1.652m) Rear facing window. Fitted suite comprising of a low level WC, vanity sink unit, P-shaped bath with hand shower and rain shower above and shower screen. Tiled floor and partially tiled walls. Ceiling spotlights. Radiator.



OUTSIDE: To the front there is a lawned garden and a brick block paved driveway ample parking. The driveway extends to a detached single garage at the rear. The rear garden is lawned with patio area, is enclosed by a wooden fence boundary and boasts open views over farmland. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band:

TENURE: Freehold assumed

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