

DETACHED BUNGALOW



69 LOCKWOOD BANK EPWORTH, £279,000

NOW REDUCED TO, £250,000

NO CHAIN. A detached bungalow in the historic market town of Epworth boasting open views to the rear. Situated within walking distance to all local amenities. Comprising of a reception hallway, lounge, breakfast kitchen, three double bedrooms and bathroom. Upvc double glazed. Gas fired central heating. Front lawned garden and driveway with parking that extends to a detached single garage with up and over door, window, light and power. Rear lawned garden with far reaching views. External tap and lights.

RECEPTION HALLWAY: Side facing entrance door. Oak flooring. Storage cupboard. Radiator.



LOUNGE: 17' 0" x 10' 9" (5.2m x 3.3m) Rear facing bow window overlooking the garden and open views. Brick fireplace with gas fire. Television point. Telephone point. Radiator.



BREAKFAST KITCHEN: 11' 9" x 8' 2" (3.6m x 2.5m)

Front facing window. A range of Oak wall and base units with drawers and glass fronted cupboards. Worktop incorporating a single bowl double drainer sink unit with mixer tap and tiled splashbacks. Provision for white goods. Integrated larder fridge, electric oven and hob with extractor fan above. Tiled floor with underfloor heating. Cupboard with central heating boiler.



BEDROOM 1: 12' 1" x 11' 9" (3.7m x 3.6m) Front facing window. One wall with fitted wardrobes. Radiator.



BEDROOM 2: 10' 9" x 9' 10" (3.3m x 3.m) Rear facing window overlooking the garden with open views. One wall with fitted wardrobes. Radiator.



BEDROOM 3: 10' 5" x 8' 6" (3.2m x 2.6m) Front facing window. Radiator.



BATHROOM: 7' 6" x 7' 2" (2.3m x 2.2m) Fitted suite comprising of an Oak vanity unit with cupboards, wash basin and low level WC, Oak panelled bath with electric shower over and side screen. Spotlights, extractor fan and heated towel rail. Airing cupboard.



OUTSIDE:

To the front of the property there is a small brick boundary with shrubs and a lawned garden. The concrete driveway leads to the side of the detached bungalow where there is a carport and single detached garage with up and over door and power. At the rear of the property there is a lawned garden surrounded by a brick and wooden fence boundary and a concrete pathway with a small patio area. The garden has wonderful far reaching views over countryside and farmland. External tap and lights.



The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.