



14 Newland View, Epworth, DN9 1SH

- A wonderful opportunity to acquire this family home located down a quiet cul-de-sac ideally located within walking distance to the historic market town of Epworth offering a wide range of amenities including shops, schools, doctors, dentist and good access to the M180. The property boasts ample living accommodation briefly comprising entrance porch, reception hallway, cloakroom, kitchen, dining room and living room to the ground floor. Three bedrooms and a family bathroom to the first floor. The property has recently been decorated through and modernised to include a new kitchen. Privately enclosed front and south facing rear lawned patio garden. Extensive driveway with ample parking for several vehicles and access to a single detached garage. External tap and lights. Upvc double glazing. Gas fired central heating. Viewing is a must to appreciate what this property has to offer! •

- Detached family house - Lounge / kitchen / dining room - 3 bedrooms / 2 Bathrooms - Extensive driveway with ample parking - Privately enclosed front & south facing rear lawned garden - New kitchen and all recently decorated through - Popular historic market of Epworth

NOW REDUCED TO £290,000

Price Region: £295,000

DETACHED HOUSE GROUND FLOOR

PORCH: Front entrance door into porch and personal door into hallway.



RECEPTION HALLWAY: Staircase leading to first floor landing and bedrooms. Under stairs storage. Built in storage. Radiator.



CLOAKROOM: Side facing window, Low flush WC and hand basin. Tiled splash backs. Radiator.

KITCHEN: 12' 7" x 9' 4" (3.851m x 2.860m) Rear facing window over-looking the south facing rear lawned garden. Side facing entrance door. Fitted white base units with drawers and larder storage cupboards. Worktop incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. Four ring chrome hob with extractor fan above and built in oven below. Provisions for white goods. Ceiling spotlights. Radiator.



DINING ROOM: 11' 3" x 7' 9" (3.438m x 2.387m) Rear facing French doors giving access to the privately enclosed south facing lawned patio garden. Radiator.



LIVING ROOM: 16' 4" x 11' 5" (4.991m x 3.487m) Front facing bow window. Wooden fireplace surround with tiled hearth. Telephone & television points. Radiator.



FIRST FLOOR LANDING: Side facing window.

BEDROOM 1: 12' 2" x 11' 6" (3.718m x 3.513m) Rear facing window. Radiator.



BEDROOM 2: 12' 2" x 11' 7" (3.727m x 3.531m) Front facing window. Radiator.



BEDROOM 3: 8' 10" x 8' 6" (2.701m x 2.604m) Rear facing window. Radiator.



BATHROOM: 12' 5" x 8' 8" (3.807m x 2.655m) Front facing window. Fitted suite comprising of a panelled bath with hand shower attachment, low level WC and pedestal wash basin. Ceiling spotlights. Storage cupboard. Radiator.



OUTSIDE: The front of this property benefits from an extensive driveway with ample parking for several vehicles. Double wrought iron gates give access to a detached single garage with up and over door and personal door. Sizeable front lawned garden with mature hedge boundary. The privately enclosed south facing rear garden is lawned with a patio area. External tap and lights.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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