



4 Garden Court, Epworth, DN9 1GA

- A rare opportunity to acquire a wonderful bungalow situated in the heart of the historic market town of Epworth within walking distance to the shops etc. Epworth offers lots of local amenities to include post office, dentist, doctors and takeaways and restaurants. The property briefly comprises reception hallway, living room, dining kitchen, two bedrooms one with ensuite and bathroom. There is a low maintenance front garden and a patio area to the side of the property all enclosed by a low walled boundary. The driveway offers off road parking and leads to a single garage. Viewing is a must to appreciate what this lovely bungalow has to offer in such a prestigious location. No Chain! Contact Agents to arrange a viewing! •
- 2 bedroom bungalow - Lounge / kitchen-diner - Bathroom and en-suite facility - Low maintenance front garden and patio area - Driveway and single garage - Fantastic local amenities. - Highly popular area in centre of Epworth Town Centre •

NOW REDUCED TO £299,950.

Price Region: £315,000

DETACHED BUNGALOW

THE PROPERTY A rare opportunity to acquire a wonderful bungalow situated in the heart of the historic market town of Epworth within walking distance to the shops etc. Epworth offers lots of local amenities to include post office, dentist, doctors and takeaways and restaurants. The property briefly comprises reception hallway, living room, dining kitchen, two bedrooms one with ensuite and bathroom. There is a low maintenance front garden and a patio area to the side of the property all enclosed by a low walled boundary. The driveway offers off road parking and leads to a single garage. Viewing is a must to appreciate what this lovely bungalow has to offer in such a prestigious location. No Chain! Contact Agents to arrange a viewing!

RECEPTION HALL Upvc entrance door with side screen leading into hallway loft access and built in storage cupboard. Radiator.



LIVING ROOM 16' 7" x 11' 8" (5.078m x 3.557m) Double aspect windows. Electric fire with marble effect inset and hearth. Oak fireplace surround. Television point. Radiator



DINING KITCHEN Front facing side entrance door. Fitted base and wall units with drawers. Worktop incorporating one and half bowl with mixer taps and tiled splashbacks. Free standing electric hob with chrome extractor fan above. Provision for whitegoods. Radiator.



BEDROOM 1 13' 1" x 11' 10" (3.992m x 3.624m) Side facing window. Built-in storage cupboard. Radiator.



ENSUITE Side facing window. Low level WC and hand wash basin. Shower cubicle. Half tiled walls. Ceiling spotlights. Radiator.



BEDROOM 2 11' 8" x 11' 0" (3.573m x 3.372m) Side facing window. Radiator. (Currently being used as a dining room).



BATHROOM 8' 3" x 5' 1" (2.527m x 1.557m) Side facing window. Bath, low level WC and hand wash basin. Half tiled walls. Ceiling spotlights. Radiator.



OUTSIDE To the front of the property there is a low walled boundary and pathway leading to the front entrance of the property. There is a patio area to the side of the property and driveway offering off road parking that leads to the single garage.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: %councilTaxBand%

TENURE: Freehold assumed

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