



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

- This wonderful bungalow is situated in the sought after historic market town of Epworth. The property is well presented throughout and set in stunning private grounds. Briefly comprising entrance porch, reception hall, living room, dining kitchen, WC, three bedrooms and family bathroom. To the front of the property there is a lawned garden with well established shrubs and ornamental trees and brick blocked paved driveway that leads to the single detached garage. At the rear of the property there is a lovely private set garden with an abundance of shrubs and small trees with a patio area ideal for entertaining all enclosed by a wooden fenced boundary. Outside tap. Epworth is well placed to access local amenities and motorway networks. Viewing is a must to appreciate this wonderful bungalow! No chain!
- Three bedroom detached bungalow - Reception Hall / Living Room / Dining Kitchen - Separate WC / 3 bedrooms / Bathroom - Lovely patio area - Well placed for local amenities - Single detached garage - Private rear garden •

Price Region: £339,950

NOW REDUCED TO £320,000

DETACHED BUNGALOW

THE PROPERTY This wonderful bungalow is situated in the sought after historic market town of Epworth. The property is well presented throughout and set in stunning private grounds. Briefly comprising entrance porch, reception hall, living room, dining kitchen, WC, three bedrooms and family bathroom. To the front of the property there is a lawned garden with well established shrubs and ornamental trees and brick blocked paved driveway that leads to the single detached garage. At the rear of the property there is a lovely private set garden with an abundance of shrubs and small trees with a patio area ideal for entertaining all enclosed by a wooden fenced boundary. Outside tap. Epworth is well placed to access local amenities and motorway networks. Viewing is a must to appreciate this wonderful bungalow! No chain! Contract Agents to arrange a viewing!

CANOPIED ENTRANCE Porch with entrance door and glass side screen leading into the:-

RECEPTION HALL Wooden floor. Loft access. Two separate built-in storage cupboards. Radiator.



LIVING ROOM 17' 6" x 11' 10" (5.356m x 3.624m)

Front facing bow window and additional side facing window. Wooden flooring. Living flame gas fire with modern marble effect fireplace surround. Television point. Radiators.



DINING KITCHEN 20' 9" x 11' 10" (6.329m x 3.623m)

Side facing windows and entrance door leading to the garden. Additional rear facing entrance door to the rear garden. A range of fitted base and wall cupboard, drawers, larder storage. Worktop incorporating one and half stainless-steel bowl single drainer with mixer taps. Tiled splash backs. Induction hob with extractor fan above. Built-in Bosch oven. Integrated fridge freezer and provision for washing machine. Tiled floor. Ceiling spotlights. Radiator.



WC High level window. Vanity sink unit incorporating WC, vanity mirror and cupboard above. Baxi boiler. Tiled floor and walls. Radiator.



BEDROOM 1 10' 9" x 9' 11" (3.299m x 3.026m) Rear facing window. Television point. Radiator.



BEDROOM 2 10' 10" x 10' 9" (3.321m x 3.278m) Front facing window. Radiator.



BEDROOM 3 9' 11" x 7' 2" (3.030m x 2.186m) Rear facing window overlooking garden. Radiator.



BATHROOM 7' 5" x 6' 5" (2.279m x 1.958m) Side facing window. White vanity unit with vanity mirrored front cabinet above. WC and bath with hand shower. Corner shower cubicle. Part tiled walls and tiled floor. Radiator.



OUTSIDE At the front of the property there is a lawned garden with well established shrubs and borders. The brick block paved driveway leads to the side of the property to the single detached garage. At the rear of the property there is a private garden with a patio area and well established shrubs and borders all enclosed by a wooden fenced boundary. External tap and lights.



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