



**17 Station Road,  
Epworth, DN9 1JU**

- Situated in the sought after location of Epworth is this three bedroom semi detached cottage offering superb family accommodation, with an early viewing being essential. The property briefly comprises entrance lobby, downstairs cloakroom, dining kitchen, living room, upstairs landing, three bedrooms and family bathroom. A south facing garden and patio area with a brick block paved driveway offering off road parking. The property is immaculately presented throughout to include stylish beam features. This is a wonderful opportunity to create a family home. Upvc double glazed units and gas fired central heating. Contact Agents for internal inspection!•
- Three bedroom semi detached cottage - Wonderful location of Epworth - Dining kitchen/Living Room/Three Bedrooms - Downstairs cloakroom and family bathroom - Beamed ceiling features throughout - Lots of local amenities - Immaculately presented family home •

**Price Region: £215,000**

**Now Reduced to : £202,500**

## SEMI-DETACHED HOUSE

**THE PROPERTY** Situated in the sought after location of Epworth is this three bedroom semi-detached cottage offering superb family accommodation, with an early viewing being essential. The property briefly comprises entrance lobby, downstairs cloakroom, dining kitchen, living room, upstairs landing, three bedrooms and family bathroom. A south facing garden and patio area with a brick block paved driveway offering off road parking. The property is immaculately presented throughout to include stylish beam features. This is a wonderful opportunity to create a family home. Upvc double glazed units and gas fired central heating. Contact Agents for internal inspection!

**ENTRANCE LOBBY** Upvc door. Laminate flooring.

**CLOAKROOM** Low level WC and pedestal hand wash basin. Tiled splashbacks. Laminate flooring. Radiator.



**DINING KITCHEN** 14' 8" x 10' 3" (4.485m x 3.137m)

French doors. A range of fitted base and wall units with drawers. Worktop incorporating porcelain one and half bowl with mixer taps. Integrated fridge, washing machine and dishwasher. Tiled splash backs. Gas four ring chrome hob with extractor fan above and built in oven below. Storage boiler cupboard. Modern radiator.



**LIVING ROOM** 18' 1" x 14' 11" (5.523m x 4.558m)

French doors and windows leading to the enclosed garden. Laminate flooring. Television point. Radiators.



**STAIRCASE** Leading to first floor landing and bedrooms.

**LANDING** Feature ceiling beams. Laminate flooring. Built in storage cupboard.



**BEDROOM 1** 14' 10" x 10' 10" (4.524m x 3.313m)

Double aspect windows. Laminate flooring. Feature ceiling beam. Television point. Radiator.



**BEDROOM 2** 11' 4" x 6' 11" (3.457m x 2.120m)

Window and additional high level window. Laminate flooring. Loft access. Radiator.



**BEDROOM 3** 9' 4" x 7' 2" (2.863m x 2.197m) Window.

Laminate flooring. Feature ceiling beams. Radiator.



**BATHROOM** 10' 2" x 7' 3" (3.119m x 2.235m) L-shaped

bathroom with low level WC and pedestal hand wash basin. Bath with shower over and side screen. Laminate flooring. Feature ceiling beam. Heated towel rail.



**OUTSIDE** To the front of the property there is a lovely enclosed south facing garden and patio area. There is a brick block paved driveway offering off road parking. This is a well presented little hidden gem!

## SPACE FOR FLOOR PLAN

**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