



**39 Station Road,
Epworth, DN9 1JY**

• Keith Clough Estate Agents are delighted to offer this wonderful semi-detached extended cottage positioned on a pleasant plot with ample parking for several vehicles. The property briefly comprises entrance lobby, snug room, living room, inner lobby, dining kitchen, cloakroom, family bathroom and three bedrooms. To the front of the property there is a low wall boundary with a brick block driveway that leads to the single detached garage with large workshop and an attached brick room to the rear ideal for either utility room or office. At the rear of the property there is a lovely private garden with a wonderful patio area perfect for entertaining. The attractive garden is full of established shrubs and borders all enclosed by a wooden fence boundary. The property is well placed to all local amenities in this much sought after area. GFCH and double-glazed window units. Feature window shutters. No Chain!

Contact Agents to arrange a viewing. •

• Three-bedroom semi-detached extended cottage - Entrance Lobby / Snug Room / Living Room - Dining Kitchen / Cloakroom - Landing / Three Bedrooms / Bathroom-Wonderful Garden with patio area - Garage with office and off-road parking - Window Shutters. Good local amenities •

Price Region: £295,000

Now Reduced To: £279,950

SEMI-DETACHED HOUSE

ENTRANCE LOBBY Entrance door leading into lobby with staircase off to first floor landing and bedrooms.



SNUG ROOM 12' 4" x 11' 11" (3.770m x 3.648m) Double aspect windows. Built in storage cupboard. Ceiling spotlights. Radiator.



LIVING ROOM 14' 8" x 12' 11" (4.476m x 3.938m) Front facing window with wooden shutters. Living flame gas fire with marble effect insert and hearth and pine fireplace surround. High ceiling with delf rail. Television point. Radiator with cover.



INNER WALKWAY LOBBY With built in storage leading to: -

DINING KITCHEN 19' 7" x 13' 6" (5.989m x 4.120m)

Front facing window and side entrance door. Dining area with ceiling spotlights. Radiator.

Steps down leading into kitchen area.

A range of fitted base and wall units with drawers. Beech worktops incorporating one and half bowl single drainer with mixer tops. Tiled splashbacks. Inglenook recess with four ring gas hob with extractor fan above and built in oven below. Worktop and side base cupboards and beam over. Ceiling beams and spotlights. Provision for whitegoods. Radiator with cover.



CLOAKROOM Low level hand wash basin and WC. Central heating boiler. Tiled walls and floor.

BATHROOM 7' 11" x 5' 11" (2.421m x 1.828m) Side facing window. Low level hand wash basin and WC. Bath with hand shower over. Separate shower cubicle. Half tiled walls. Tiled floor. Ceiling spotlights. Heated towel rail.



LANDING Loft access. Radiator.

Steps up to: -

BEDROOM 1 13' 1" x 12' 11" (4.009m x 3.941m) Front facing window with wooden shutter. Built in storage. Power point with USB's. Radiator.



BEDROOM 2 14' 9" x 9' 1" (4.517m x 2.785m) Rear facing window overlooking garden. Television point. Radiator.



BEDROOM 3 12' 3" x 10' 5" (3.754m x 3.183m) Side facing window. Two separate built in storage cupboard wardrobes. Television point. Half panelled walls. Radiator.



OUTSIDE To the front of the property there is a brick block driveway surrounded by a low wall boundary which leads to the detached single garage. At the rear of the garage there is an attached room which would be perfect for either a utility room or an office. The rear garden has a delightful patio area perfect for entertaining. There is also a lawned area surrounding by established shrubs and borders all enclosed by a wooden fenced boundary.



SERVICES: Mains water, electricity, drainage, and gas.

LOCAL AUTHORITY: North Lincolnshire Council.

COUNCIL TAX: Band: B

TENURE: Freehold assumed.

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