



**63 High Street,
Epworth, DN9 1JS**

• A wonderful opportunity to create a family home this 3-bedroom detached house located in the historic market town of Epworth. Epworth offers lots of local amenities to include schools, doctors, dentist, shops, restaurants, and takeaways. Briefly comprising downstairs cloakroom, living room, dining room, kitchen, and conservatory. Upstairs with landing three bedrooms, one with ensuite and family bathroom. Integral single garage with electric door and utility facilities. The front of the property allows off road parking and is enclosed by a low brick boundary. To the rear there is an enclosed garden with a patio area. Outside lighting and tap. Contact Agents for an internal inspection! •

• Three bedroom detached house - WC / Living Room / Dining Room - Kitchen / Conservatory / 3 Bedrooms / Ensuite / Family Bathroom - Single integral garage with electric door - Lovely enclosed rear garden with patio - Perfectly located for all local amenities - Highly popular Market Town of Epworth •

Price Region: £285,000 reduced to £269,950

DETACHED HOUSE

CANOPIED ENTRANCE DOOR Leading into the reception lobby with laminated floor. Fitted base cupboard. Staircase leading off to the first-floor landing and bedrooms. Radiator.



CLOAKROOM Front facing window. Low level WC and vanity sink unit with tiled splash backs. Radiator.



LIVING ROOM 14' 9" x 14' 7" (4.517m x 4.470m) Rear facing patio door and glass with side screens. Electric fire situated in a modern cream fireplace surround and hearth. Television point. Radiator. Double glass panelled doors leading into: -



DINING ROOM 10' 0" x 9' 9" (3.054m x 2.996m) Front facing bay window. Laminate floor. Built in storage cupboard. Radiator.



KITCHEN 9' 8" x 9' 6" (2.947m x 2.915m) Rear facing window and entrance door leading into the sunroom/conservatory. Fitted base and wall units with drawers. Dresser style unit with display shelving. Worktops incorporating single bowl drainer with mixer taps and tiled splash backs. Integrated fridge, free standing halogen cooker with chrome canopy over. Ceiling spotlights. Radiator.



CONSERVATORY 12' 2" x 9' 3" (3.722m x 2.823m) Exposed brickwork. Rear and side facing windows overlooking garden and patio. Side French doors giving access to patio. Radiator. Personal door leading into the garage.



GARAGE Fitted base cupboards and worktops with stainless steel single drainer with mixer tap. Provision for washing machine. Loft access. Electric door.

LANDING Front facing window. Built in storage cupboard.



BEDROOM 1 12' 10" x 11' 4" (3.937m x 3.472m) Rear facing window. Television point. Radiator.



ENSUITE Rear facing window. Low level WC. Shower cubicle. Tiled walls. Ceiling spotlights. Radiator.



BEDROOM 2 9' 8" x 8' 10" (2.971m x 2.698m) Front facing window. Television point. Fitted wardrobes and display shelving. Radiator.

BEDROOM 3 11' 6" x 8' 9" (3.511m x 2.687m) Rear facing window. Fitted wardrobes. Loft access. Radiator.

BATHROOM 6' 7" x 5' 8" (2.011m x 1.738m) Side facing window. Low level WC and hand wash basin. Bath with rain shower over. Fully tiled walls. Ceiling spotlights. Radiator.



OUTSIDE To the front of the property there is a brick block paved driveway with double wrought iron gate and parking for two vehicles giving access to the single attached garage with electric door. The low walled boundary has personal gates at both sides giving access into the enclosed rear paved patio area with topiary and a range of plants and shrubs. There is also an Astro turf area. External lights and tap.

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