

# Keith Clough

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EPWORTH  
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## 62 West End Road, Epworth, DN9 1LB

Price Guide: £450,000  
Now Reduced to: £429,950



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)



# 62 West End Road, Epworth, DN9 1LB

**PROPERTY DESCRIPTION:** A wonderful opportunity to acquire this recently extended and re-configured spacious detached family home located in the historical market town of Epworth offering a wide variety of amenities to include shops, schools, doctors, dentist, and restaurants. Ideally situated close to the motorway network for easy commuting to Leeds, Sheffield, Doncaster, and Scunthorpe. Comprising briefly of entrance hallway, living room with log burner, L shaped dining kitchen with log burner, bedroom 3 and study/bedroom4 on the ground floor, two bedrooms on the first floor to include one with en-suite and dressing room, and family bathroom. There is a driveway with ample parking and detached double garage. To the rear there is a good-sized garden. Viewing is a must to appreciate this wonderful family home.

**RECEPTION HALLWAY:** Front facing entrance door with glass side panels leading into the l-shaped reception hallway. Laminate floor. Staircase leading to bedrooms.



**LIVING ROOM:** 24' 5" x 14' 7" (7.443m x 4.454m) Dual aspect picture windows and rear facing French doors to garden. Stone hearth with corner log burner. Television point. Radiators.



**L SHAPED DINING KITCHEN:** 35' 10" x 20' 6" (10.928m x 6.272m) Rear facing windows and rear facing French doors additional front facing windows. Fitted corner seating with storage under. Space for dining table. Vaulted ceiling with Velux window. Extensive fitted base and wall units to include larder and pan drawers. Central island with beech worktop incorporating a breakfast bar and a single bowl drainer sink with mixer tap. Integrated dishwasher and wine fridge. Built in double oven range with extractor over and separate built-in microwave. Provisions for American fridge with larder storage to both sides and above. Log burner positioned on a stone hearth recess. Television point. Laminate floor. Radiator.



**INNER LOBBY:** Wall mounted modern radiator. Access into the shower room.

**SHOWER ROOM/WC:** Fitted suite comprising of a low-level WC, hand basin and shower cubicle with display shelving. Heated towel rail.

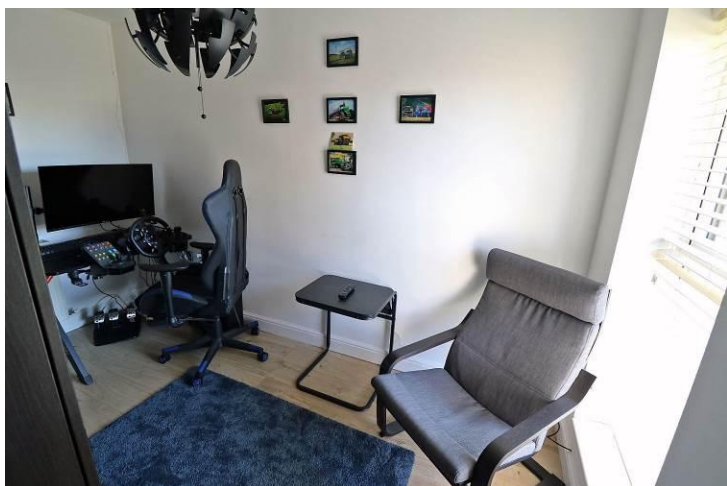


**OFFICE:** 5' 7" x 5' 5" (1.726m x 1.665m) Rear facing window over- looking the garden.

**BEDROOM 3:** 11' 1" x 9' 3" (3.395m x 2.827m) Front facing window. Television point. Radiator.



**STUDY/ BEDROOM 4:** 11' 3" x 7' 2" (3.444m x 2.199m) Front facing windows. Laminate floor. Radiator



**FIRST FLOOR LANDING:**



**BEDROOM 1:** 16' 10" x 12' 5" (5.137m x 3.795m) Dual aspect windows. Television point. Radiator.



**ENSUITE:** Comprises of a low-level WC and wash basin.

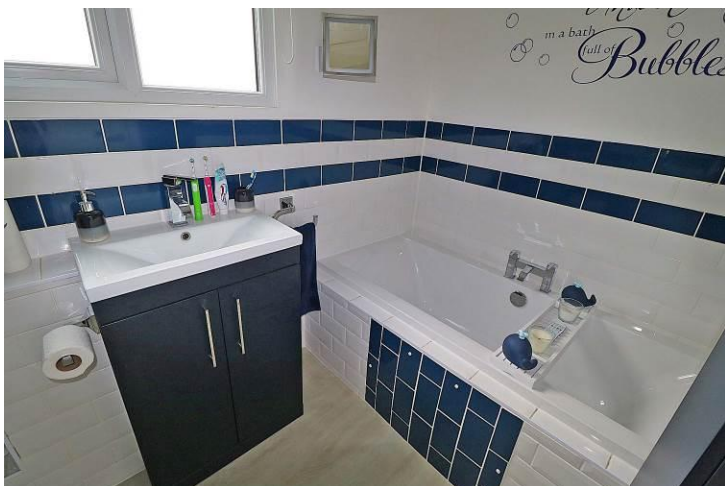
**DRESSING ROOM: 10' 11" x 9' 1" (3.328m x 2.787m)** Velux window. Built in storage. Television point. Radiator.



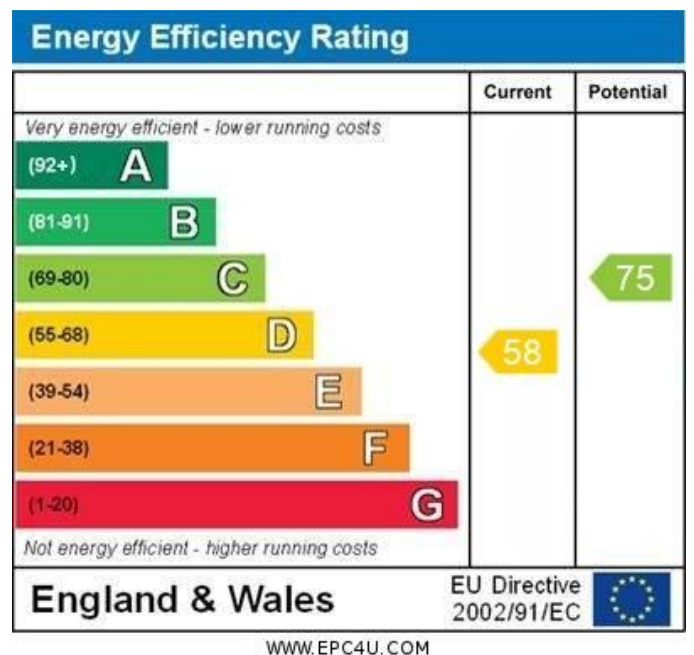
**BEDROOM 2: 14' 7" x 12' 7" (4.454m x 3.849m)** Dual aspect windows. Built in storage. Television point. Radiator.



**BATHROOM: 9' 10" x 5' 6" (3.022m x 1.683m)** Rear facing window. Fitted white suite with modern chrome accessories comprising of low-level WC, vanity sink unit with cupboards under, tiled bath and shower cubicle. Floating wall unit. Built in television. Heated towel rail.



**OUTSIDE:** The front of this property benefits from a low brick boundary wall and drive way with ample parking for several vehicles. There is access to a detached double garage with electric roller door and side personal door. Lawned garden. The rear garden is lawned with a paved patio area. Steps lead up to an additional lawned garden with decked area a range of plants and fishpond that is all enclosed by trees and a hedge and wooden fence boundary. External tap and lights.



note: appliances such as radiators, heaters, boilers, fixtures, and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make





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