



**30 Tottermire Lane,
Epworth, DN9 1JR**

• Located in the historical market town of Epworth this immaculately presented detached bungalow is a credit to its current owners. Tastefully decorated and boasting quality fixtures and fittings throughout. Within walking distance to all local amenities and easily accessible to the M180 motorway network. Comprising of an entrance porch, dining kitchen, conservatory, inner hallway, living room, bedroom with ensuite facilities, two further bedrooms and family bathroom. Driveway with ample parking and detached garage. Rear lawned garden with patio area and open views over countryside. Upvc double glazed. Gas fired central heating. Viewing is essential. Contact agents for internal inspection. •

• Detached Bungalow - Conservatory - Living Room - Three Bedrooms - Ensuite Shower Room - Family Bathroom - Upvc Double Glazed •

Price Region: £395,000

Now Reduced To: £379,950

DETACHED BUNGALOW

BRICK BASE PORCH:

Side facing entrance door gives access into the porch with side and rear facing windows. Tiled floor. Radiator. Personal door into the dining kitchen.

DINING KITCHEN: 16' 11" x 13' 9" (5.176m x 4.210m)

Triple windows. Newly fitted modern wall and base units with pan drawers. Worktop incorporating a single bowl drainer sink with mixer tap. Built in microwave, separate oven and grill and induction hob with extractor fan over. Integrated larder fridge, freezer, dish washer and washing machine. Tiled floor. Ceiling spot lights. Loft access. Radiator. French doors into the conservatory.



CONSERVATORY: 15' 2" x 10' 7" (4.642m x 3.231m)

Brick base with triple windows, and rear facing French doors giving access to rear garden and patio area with open views. Raised brick and stone hearth with log burner. Exposed brick wall. Television point. Radiator.



INNER HALLWAY: Built in storage cupboards. Loft access. Radiator.

LIVING ROOM: 18' 8" x 10' 10" (5.706m x 3.322m)

Front facing window and additional circular window. Electric fire with cream modern fireplace surround. Television point. Radiators.



BEDROOM 1: 12' 10" x 9' 6" (3.921m x 2.907m)

Side facing window. Fitted wardrobes with matching bedside drawers with display top. Television point. Radiator.



ENSUITE: 9' 0" x 5' 10" (2.753m x 1.796m) Front and side facing windows. Fitted suite comprising of a low-level WC, pedestal wash basin and corner shower cubicle. Tiled floor. Half tiled walls. Ceiling spotlights. Radiator.



BEDROOM 2: 10' 6" x 9' 7" (3.222m x 2.945m) Rear facing window. Radiator.



BEDROOM 3: 10' 9" x 10' 6" (3.302m x 3.225m) Side facing window. Radiator.



BATHROOM: 8' 11" x 5' 9" (2.720m x 1.763m) Side facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and p-shaped bath with shower over and side screen. Tiled floor. Half tiled walls. Heated towel rail.



OUTSIDE: The front of this property has a pebble driveway offering ample parking for several vehicles. To the side there is a lawned garden with mature shrubs and plants. The driveway extends to the side with additional parking and access to a detached garage. The rear garden is also lawned with mature shrubs and flower beds and a patio area all enclosed by a wooden fence boundary, External tap, and lights.



SERVICES: Mains water, electricity, drainage, and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: C
TENURE: Freehold assumed
VIEWING: Strictly by appointment with
Keith Clough Estate Agents – 01427 873236