



**27 Hollingsworth Lane,
Epworth, DN9 1EX**

• This wonderful well cared for bungalow is in the much sought after area of Epworth. Within walking distance to the centre of Epworth Town offering so many local amenities to include shops, doctors, dentist, pub, restaurants, and tea rooms etc and surrounded by open countryside. The property briefly comprises hallway, living room, dining kitchen, three bedrooms, shower room, detached garage and low maintenance front and rear garden. To the front of the property there is a gravelled frontage and a low brick wall boundary. To the rear of the property there is a low maintenance garden surrounded by a wooden fence boundary. The driveway provides off road parking and single garage. Gas fired central heating and double-glazed window units. No chain. Viewing is essential to appreciate this wonderful opportunity!

• Sizable detached 3-bedroom bungalow - Hallway / Living Room / Dining Kitchen - 3 bedrooms / Shower Room - Single garage and off-road parking - Low maintenance front garden - Walking distance to Epworth Town Centre - Upvc double glazing and GFCH •

Price Region: £325,000

DETACHED BUNGALOW

THE PROPERTY This wonderful well cared for bungalow is in the much sought after area of Epworth. Within walking distance to the centre of Epworth Town offering so many local amenities to include shops, doctors, dentist, pub, restaurants, and tea rooms etc and surrounded by open countryside. The property briefly comprises hallway, living room, dining kitchen, three bedrooms, shower room, detached garage and low maintenance front and rear garden. To the front of the property there is a graveled frontage and a low brick wall boundary. To the rear of the property there is a low maintenance garden surrounded by a wooden fence boundary. The driveway provides off road parking and single garage. Gas fired central heating and double-glazed window units. No chain. Viewing is essential to appreciate this wonderful opportunity! Contact Agents to arrange a viewing!

HALLWAY Entrance door. Radiator.



LIVING ROOM 13' 10" x 13' 10" (4.239m x 4.233m) Front and side facing windows. Television point. Living flame gas fire with polished stone and fireplace surround. Radiator.



DINING KITCHEN 14' 0" x 12' 5" (4.274m x 3.806m) Double aspect windows. Rear door. Fitted base and wall units with drawers. Worktop incorporating one and half stainless-steel bowl with mixer taps. Tiled splash backs. Halogen hob with chrome extractor fan above and built in oven below. Dishwasher. Larder storage. Provision for white goods. Laminate flooring. Ceiling spotlights. Radiator.



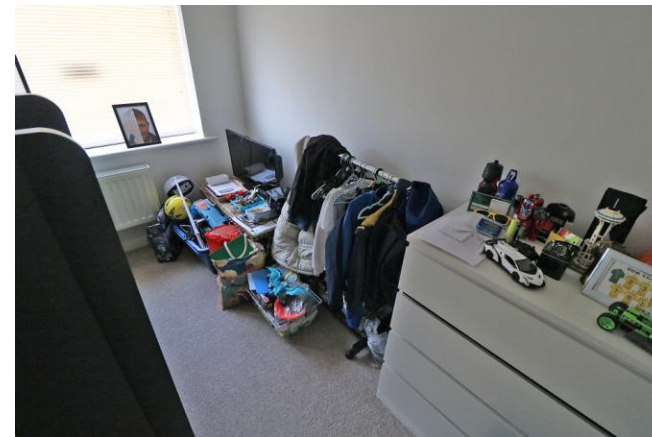
BEDROOM 1 10' 11" x 10' 11" (3.334m x 3.341m) Front facing window. Radiator.



BEDROOM 2 10' 11" x 10' 11" (3.348m x 3.341m) Side facing window. Radiator.



BEDROOM 3 10' 2" x 8' 5" (3.105m x 2.569m) Rear facing window. Radiator.



SHOWER ROOM 7' 4" x 7' 2" (2.255m x 2.193m) Rear facing window. Vanity sink unit and WC. Walk in shower with screen and recess shelving. Tiled walls and floor. Ceiling spotlights. Heated towel rail.



OUTSIDE To the front of the property there is a low brick boundary and low maintenance front garden. The driveway offers off road parking and leads to a single garage. To the rear of the property there is a patio area and low maintenance garden surrounded by a wooden fence boundary.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: %council Tax Band%

TENURE: Freehold assumed

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