



**55 Battle Green,  
Epworth, DN9 1JT**

- This beautiful property is situated in the heart of the historic market town of Epworth offering versatile living space with having an annex included. This home is immaculately presented throughout with a high-quality finish. The location is well placed for all local amenities to include schools, dentist, doctors, shops, restaurants etc and excellent motorway network connections. Briefly comprising front lobby, kitchen, living area, dining room, three bedrooms and family bathroom. The annex has open plan living to include kitchen, living area, wet room, and bedroom. To the front of the property there is a low walled boundary with garden area. To the side of the property there are high electric gates that leads off to the resin driveway on the side of the property allowing parking for vehicles. At the rear of the property there is a stunning private courtyard patio area ideal for entertaining with lovely features and a carp pond. Viewing is a must to appreciate what is on offer!
- 3-bedroom house & one bedroom annex - Immaculately presented throughout - Open plan modern living - Beautiful courtyard patio area with features - Resin driveway with parking for vehicles - Good local amenities most within walking distance - Good motorway access - GFCH/double glazed units – Planning permission granted to build on site of the property! •

**Price Region: £395,000**

**Now Reduced To: £380,000**



**THE PROPERTY** This beautiful property is situated in the heart of the historic market town of Epworth offering versatile living space with having an annex included. This home is immaculately presented throughout with a high-quality finish. The location is well placed for all local amenities to include schools, dentist, doctors, shops, restaurants etc and excellent motorway network connections. Briefly comprising front lobby, kitchen, living area, dining room, three bedrooms and family bathroom. The annex has open plan living to include kitchen, living area, wet room, and bedroom. To the front of the property there is a low walled boundary with garden area. To the side of the property there are high electric gates that leads off to the resin driveway on the side of the property allowing parking for vehicles. At the rear of the property there is a stunning private courtyard patio area ideal for entertaining with lovely features and a carp pond.

**LOBBY** Front entrance door with frosted glass screen. Tiled floor.

**L-SHAPED KITCHEN/LIVING AREA 28497' 4" x 20908' 9" (8686m x 6373m)** Front and side facing windows. Rear facing bi-folding doors. Modern grey base units with central island. Quartz worktops incorporating double stainless-steel bowls with mixer taps. Breakfast bar with cupboards under, drawers and dishwasher with breakfast bar extended off. Fitted base units with five ring gas hob with extractor fan above. Built in oven, microwave, and grill/oven. Integral fridge freezer and single wine cooler. Window seat with cupboard storage under. Tiled floor. Television point. Walk in storage with provision for washing machine. Radiators.



**The L-shaped open area leads to:-**

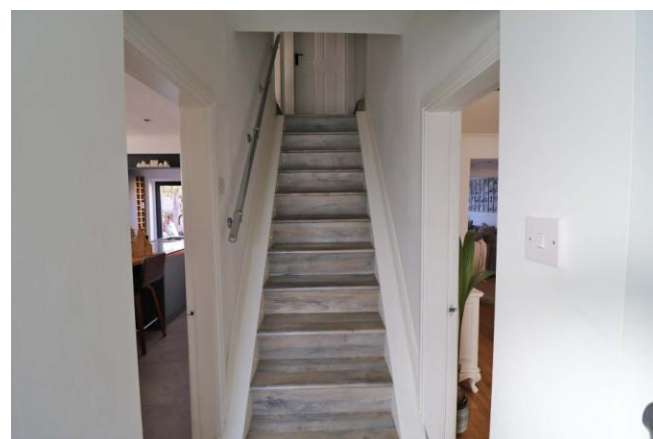
**LIVING AREA** Side facing bi-folding door. Wonderful herringbone floor. Floating living flame modern eco fire – Biofuel. Built in television. Ceiling spotlights, Radiators.



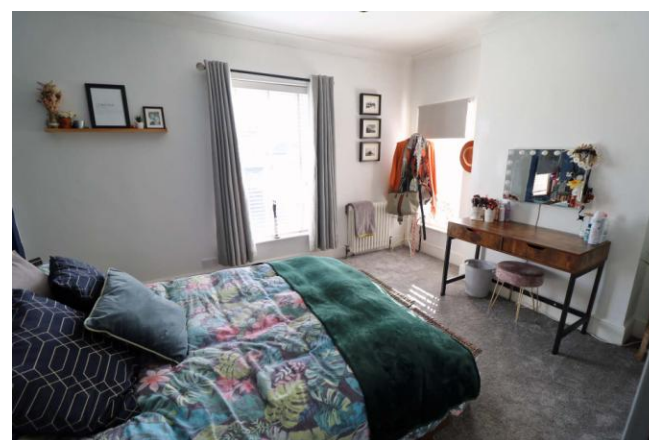
**DINING ROOM 13' 0" x 12' 11" (3.983m x 3.957m)** Open plan. Front facing window. Inglenook hearth fireplace with log burner. Recesses both with fitted base cupboards and one with display shelving. Ceiling spotlights. Radiator. Wood flooring.



Staircase leading to first floor landing and bedrooms.



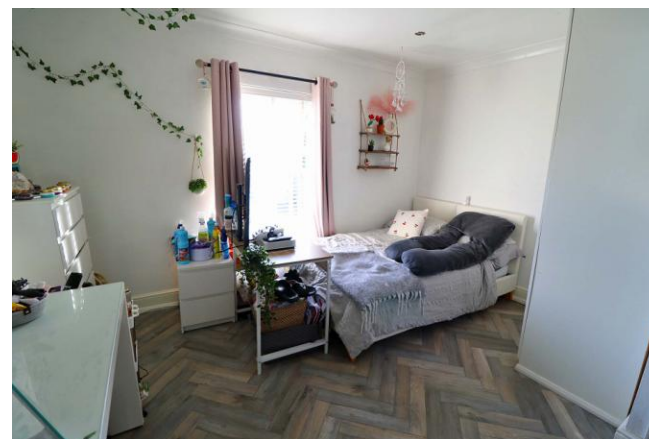
**BEDROOM 1 12' 11" x 11' 11" (3.954m x 3.648m)** Front and side facing windows. Ceiling spotlights. Radiator. Walk-in storage dressing area with front facing window.



**BEDROOM 2 13' 1" x 11' 11" (3.997m x 3.639m)** Front facing window. Herringbone flooring. Ceiling spotlights. Television point. Radiator.



**BEDROOM 3 9' 11" x 7' 7" (3.026m x 2.317m)** Side facing window. Built in cupboard/wardrobe. Herringbone flooring. Radiator.



**BATHROOM 12' 0" x 7' 7" (3.661m x 2.322m)** Step down into bathroom. Rear facing window. Low level WC and hand vanity sink unit with drawers under and vanity mirror above. Bath with central tap and rain shower over with side screen. Tiled walls and floor. Ceiling spotlights. Radiator with towel rail.

**LANDING** Split level landing with ceiling spotlights.

**ANNEX/STUDIO**

**OPEN PLAN LIVING AREA 26' 1" x 16' 9" (7.968m x 5.123m)** Front facing windows and French doors. Laminate flooring. Radiator. Ceiling spotlights. Radiator.

Fitted base cupboards with drawers and beach worktops incorporating Belfast style sink with mixer taps. Provision for fridge and freezer. Radiator.

There is a mezzanine floor overlooking the living area which is currently being used for storage. This could be easily adapted to use as an additional room.



**WALK-IN WET ROOM** Rain shower and normal shower. Low level WC and hand wash basin. Ceiling spotlights. Radiator.

**BEDROOM 4 12' 1" x 11' 10" (3.687m x 3.625m)** Velux window. Laminate flooring. Ceiling spotlights. Television point. Laminate flooring. Radiator.

**OUTSIDE** To the front of the property there is a low walled boundary with garden area. To the side of the property there are high electric gates that leads off to the resin driveway on the side of the property allowing parking for vehicles. At the rear of the property there is a stunning private courtyard patio area ideal for entertaining with lovely features to include a carp pond. All set in a modern wooden fence boundary,

**\*Full planning permission to build on the side of the property – main bedroom with walk-in wardrobe and ensuite toilet.**

**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