



**35B West End Road,
Epworth, DN9 1LA**

- This two bedroom detached bungalow is set on a very large plot overlooking countryside offers great living space with potential to extend if required. Briefly comprising entrance hallway, living room, kitchen breakfast room, utility room, cloakroom, two bedrooms and family bathroom. There is ample parking for vehicles to the front of the property and a single garage. To the rear there is a lawned back garden with wonderful open views. This bungalow is located in a good position for access to all local amenities and motorway networks. Viewing is a must to appreciate what is on offer. No Chain! Contact Agents to arrange a viewing! •
- Two bedroom detached bungalow - Reception Hallway / Lounge / Breakfast Kitchen - Utility Room / Cloakroom / Two bedrooms / Bathroom - Set on a good sized plot with good sized rooms - Private location - Wonderful views - Potential to extend – NO CHAIN! •

Price Region: £365,000

DETACHED BUNGALOW

THE PROPERTY This two-bedroom detached bungalow is set on a very large plot overlooking countryside offers great living space with potential to extend if required. Briefly comprising entrance hallway, living room, kitchen breakfast room, utility room, cloakroom, two bedrooms and family bathroom. There is ample parking for vehicles to the front of the property and a single garage. To the rear there is a lawned back garden with wonderful open views. This bungalow is located in a good position for access to all local amenities and motorway networks. Viewing is a must to appreciate what is on offer. Contact Agents to arrange a viewing!

ARCHED PORCH Front facing entrance door with glass screen and side facing window. Tiled floor. Personal door leading into the:-

RECEPTION HALL Build in storage cupboard. Radiator. Telephone point.



LIVING ROOM 24' 7" x 15' 5" (7.511m x 4.709m) Front facing window. Rear facing patio door to the garden with wonderful open views. Stone fireplace with gas fire and tiled hearth. Television point. Radiators



BREAKFAST KITCHEN 12' 11" x 9' 10" (3.952m x 3.019m) Rear facing window with open views. Fitted base and wall units with drawers, glass fronted cupboards and display shelving. Worktop incorporating stainless steel one and half bowl with mixer taps. Four ring gas hob canopied extractor fan over and built in oven. Tiled splashbacks. Integral bridge. Breakfast bar. Radiator.



UTILITY ROOM 7' 9" x 5' 5" (2.386m x 1.676m) Rear facing window and side door. Worktop with provision for white goods under. Built-in storage with boiler.



WC Rear high level window. Low level WC and hand wash basin with tiled splash backs. Radiator.

BEDROOM 1 12' 10" x 11' 9" (3.932m x 3.591m) Front facing window. Built in storage wardrobe with double doors. Radiator. Access into the bathroom.



BEDROOM 2 10' 10" x 9' 10" (3.307m x 3.014m) Rear facing window. Loft access. Built in wardrobe. Radiator.



BATHROOM 8' 10" x 7' 1" (2.700m x 2.182m) Side facing window. Low level pedestal WC and hand wash basin. Shower cubicle and bath. Tiled walls. Radiator. Ceiling spotlights.



OUTSIDE To the front of the property there is a lawned garden and driveway offering parking for several vehicles that leads to the single attached garage. At the rear of the property there is a large lawned garden with wonderful views over countryside enclosed by a wooden fence boundary. This good-sized plot offers potential to extend if required with the correct planning consent.



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