

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



28 Hollingsworth Lane

EPWORTH DN9 1EY

Price Guide: £649,950

32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
TEL: 01427 873236 FAX: 01427 872131
Email: enquires@keithclough.co.uk www.keithclough.co.uk



28 Hollingsworth Lane, Epworth, DN9 1EY

A spacious and much-loved family home. Located on the sought-after Hollingsworth Lane in the historical market town of Epworth. Benefitting from a one-bedroom annexe with open plan living, kitchen and dining. This property is within walking distance to all local amenities and is easily accessible to the M180 motorway network. The main property comprises of a reception hallway, living room, study, separate dining area, kitchen, utility, cloakroom, and conservatory to the ground floor. Four bedrooms two with ensuite facilities and family bathroom to the first floor and two additional bedrooms to the second floor. Brick block paved driveway with ample parking. Lawned front garden and maintenance free rear patio. Upvc double glazed. Gas fired central heating. Viewing is essential to appreciate the accommodation on offer.

RECEPTION HALLWAY: Front facing entrance door leads into the reception hallway. Built in storage cupboard. Laminate floor. Staircase leading to first floor landing and bedrooms. Radiator.



LIVING ROOM: 16' 3" x 13' 7" (4.955m x 4.143m) Front facing bay window. Laminate floor. Brick inglenook fireplace with beamed mantle housing a cast iron log burning stove. Television point. Radiator.



DINING AREA: 13' 0" x 12' 1" (3.978m x 3.702m) Rear facing French doors leading into the conservatory. Stone floor. One wall with dresser unit with glass fronted cupboards, drawers wine rack and baskets. Open plan into kitchen. Radiator.



KITCHEN: 13' 5" x 9' 6" (4.109m x 2.908m) Rear facing window. Fitted wall and base units with drawers. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Pelmet lighting. Six ring double oven range with canopied extractor fan over. Provisions for dish washer. Stone floor.



UTILITY: 10' 10" x 8' 3" (3.311m x 2.532m) Rear facing entrance door and rear facing window. Base and high-level units larger storage. Stone floor. Personal door into annex. Radiator.



CLOAKROOM: Side facing window. Low level WC and hand basin. Tiled splash backs. Radiator.

CONSERVATORY: 23' 0" x 13' 0" (7.019m x 3.976m) Rear and side facing windows and two sets of French doors giving access to the garden. Television points. Radiators.



FIRST FLOOR LANDING: Front facing window. Staircase to second floor.



BEDROOM 1: 18' 3" x 16' 6" (5.585m x 5.039m): Front facing windows. Ceiling spotlights. Television point. Archway into dressing room.



DRESSING ROOM: 11' 10" x 6' 9" (3.632m x 2.065m) Ceiling spotlights. Radiator.

ENSUITE: 9' 7" x 6' 9" (2.934m x 2.061m) Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin, corner bath and double shower cubicle. Partially tiled walls. Ceiling spotlights. Heated towel rail.



BEDROOM 2: 11' 10" x 9' 2" (3.621m x 2.803m) Rear facing window. Television point. Radiator.

ENSUITE: Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and shower cubicle. Partially tiled walls. Ceiling spotlights. Heated towel rail.

BEDROOM 3: 14' 2" x 10' 0" (4.336m x 3.050m) Front facing window. Television point. Radiator.



BEDROOM 4: 11' 10" x 10' 10" (3.617m x 3.317m) Rear facing window. Television point. Radiator.



BATHROOM: 10' 9" x 8' 6" (3.297m x 2.604m) Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin, corner bath and double shower cubicle. Half tiled walls. Ceiling spotlights. Heated towel rail.



SECOND FLOOR LANDING: Velux window.

BEDROOM 5: 14' 3" x 11' 8" (4.352m x 3.563m) Side facing window. Under eaves storage. Television point. Radiator.

BEDROOM 6: 30' 1" x 11' 6" (9.173m x 3.520m) Side facing window and Velux window. One wall of fitted storage cupboards. Television point. Ceiling spotlights. Radiator.



ANNEXE: OPEN PLAN LIVING DINING KITCHEN: 23' 0" x 13' 0" (7.019m x 3.976m) Front facing French doors with side screens. Television point. Laminate floor. Fitted wall and base units with drawers. Built in oven and gas hob with extractor fan over. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Ceiling spotlights. Radiator.



BEDROOM: 11' 9" x 10' 6" (3.589m x 3.210) Front facing window. Television point. Radiator.



SHOWER ROOM: Fitted suite comprising of a low-level WC, vanity sink unit with display top, drawers, and cupboards.

OUTSIDE: To the front there is a brick block paved driveway with ample parking for several vehicles and lawned garden. There is access to the rear via a side gate. The low maintenance rear comprises of a paved patio area and garden she that is all enclosed by a 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

%epcGraph_c_1_334%





32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
TEL: 01427 873236 FAX: 01427 872131
Email: enquires@keithclough.co.uk www.keithclough.co.uk