



Willow Dale, 1 Beltoft Road,

Epworth, DN9 1JD

An opportunity to acquire a detached bungalow in the Historic market town of Epworth. Ideally positioned on the outskirts of the town this property boasts a reception hallway, lounge, dining kitchen, master bedroom, conservatory, two additional bedrooms and a shower room.

Front lawned garden with a low hedge boundary. Driveway to the side of the property with ample parking for several vehicles. Double garages with personal gate to the side and pathway leading to patio area. Private garden with rose bushes. Gas fired central heating.

Detached Bungalow - Lounge / Dining Kitchen / Conservatory - Three Bedrooms & Shower Room – Located on outskirts of Epworth – Wonderful open views to the front of the property
Walking distance to Town Centre – Double garage and off road parking.

Contact Agents for a viewing •

Price Region: £350,000

DETACHED BUNGALOW

RECEPTION HALL: Front facing entrance door and side screen. Coved ceiling. Loft access. Storage cupboard.



LOUNGE: 15' 10" x 13' 10" (4.837m x 4.235m) Front facing picture window with views over open countryside. Marble fireplace with living flame gas fire. Coved ceiling. Television point.



DINING KITCHEN: 14' 0" x 10' 9" (4.282m x 3.297m) Rear facing door and window. Fitted base and wall units. Worktop incorporating a one and a half bowl drainer sink with mixer tap. Tiled splash backs. Four ring gas hob with extractor fan over. Built in high level oven. Provision for white goods. Laminate floor. Radiator.



BEDROOM 1: 12' 0" x 9' 10" (3.662m x 3.017m) Rear facing patio doors giving access to the conservatory. A range of fitted wardrobes. Coved ceiling. Ceiling rose. Radiator.



CONSERVATORY: 9' 6" x 7' 0" (2.916m x 2.153m) Brick base conservatory with Upvc rear and side windows. Side facing entrance door leading to patio area and rear garden. Tiled floor. Radiator.



BEDROOM 2: 11' 11" x 11' 6" (3.641m x 3.528m) Front facing window. Coved ceiling. Radiator.



BEDROOM 3: 12' 1" x 8' 3" (3.686m x 2.522m) Side facing window. Coved ceiling. Television point. Radiator.



SHOWER ROOM: 8' 4" x 6' 10" (2.550m x 2.093m) Rear facing window. White suite comprising of a pedestal washbasin, W.C. and double shower. Tiled walls. Shaver point. Heated towel rail.



OUTSIDE The front of this property benefits from a low hedge and brick boundary wall. A driveway to the side offers ample parking for several vehicles and extends to the double garages. A side personal gate gives access to the rear. The rear private garden is also lawned with a paved patio area with rose bushes.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band C

TENURE: Freehold assumed

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