

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



62 Rectory Street
Epworth. DN9 1HS

Price Guide: £499,950

NOW REDUCED TO £485,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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62 Rectory Street, Epworth, DN9 1HS

THE PROPERTY Situated in the popular historic market town of Epworth this 5 double bedroom dormer property offers superb family accommodation with an early viewing being essential. Benefiting from an attractive garden with stunning views over farmland and a driveway offering road parking for several vehicles. Briefly comprising reception lobby, reception hallway, ground floor has three bedrooms, kitchen/diner, sunroom, and bathroom. First floor landing with two further bedrooms both having ensembles. Also, a study / walk in storage room. There is also an outside office/gym with its own WC. There is also a utility room. The front driveway can accommodate several vehicles giving access to a single attached garage. The rear private south facing garden has a paved patio area with steps leading up to a lawned area with wonderful views over farmland. There is also a vegetable patch and garden shed. Viewing comes highly recommended to appreciate what this impressive property has to offer! No upward chain. Contact Agents for internal inspection!

RECEPTION LOBBY: Entrance door and side facing window. Tiled floor. Radiator. Personal door leading into: -



RECEPTION HALLWAY With staircase leading off to first floor landing and bedrooms. Under stairs storage. Radiator.



LIVING ROOM 12' 11" x 15' 11" (3.950m x 4.862m) Front facing window. Recess multi-fuel stove with slate hearth and beam mantel. Engineered flooring. Television point. Radiator.



KITCHEN DINER 11' 11" x 10' 10" (3.635m x 3.308m). Oak fitted base and wall units with drawers and granite worktop incorporating a Belfast sink with mixer taps and tiled splash backs. Classic six ring double oven range with extractor fan above. Integral dishwasher, fridge freezer and washing machine. Ceiling spotlights. Radiator. Tiled floor which continues through to the open plan Sunroom.



SUNROOM 16' 1" x 12' 3" (4.923m x 3.740m) Lantern roof and double aspect windows overlooking garden and side French doors to the patio area. Ceiling spotlights. Television point. Radiators.



BEDROOM 5 / DINING ROOM 14' 0" x 10' 11" (4.274m x 3.342m) Rear facing French doors and windows to enclosed patio and south facing garden with open views. Laminate flooring. Television point. Radiator.

BEDROOM 4 12' 10" x 10' 10" (3.919m x 3.323m) Front facing window. Radiator.

BEDROOM 3 12' 11" x 10' 11" (3.946m x 3.334m) Side facing window. Television point. Radiator.

BATHROOM 9' 11" x 7' 10" (3.038m x 2.398m) Rear facing window. Free standing double ended bath and WC. Floating vanity sink with drawers. Floating wall mounted storage cabinet. Walk-in shower cubicle. Ceiling spotlights. Heated towel rail. Half tiled walls. Tiled floor.



FIRST FLOOR LANDING Velux window. Radiator.

BEDROOM 1 24' 2" x 13' 11" (7.373m x 4.258m) Rear facing French doors overlooking garden and open views of farmland. Television point. Velux window. Radiator.



ENSUITE Velux window. Vanity sink unit with cupboard, drawers and display top vanity cabinet over. Low level WC. Walk-in double shower cubicle. Half tiled walls. Heated towel rail.



BEDROOM 2 18' 11" x 10' 1" (5.768m x 3.075m) Rear facing windows with views over farmland. Laminate flooring. Radiator.



STUDY / WALK-IN STORAGE 5' 4" x 4' 7" (1.640m x 1.402m) Front facing window. Radiator. Laminate flooring.

ENSUITE 9' 7" x 5' 3" (2.924m x 1.607m) Velux window. Vanity sink with mirror above. Low level WC. Walk-in double shower cubicle. Heated towel rail. Laminate flooring.



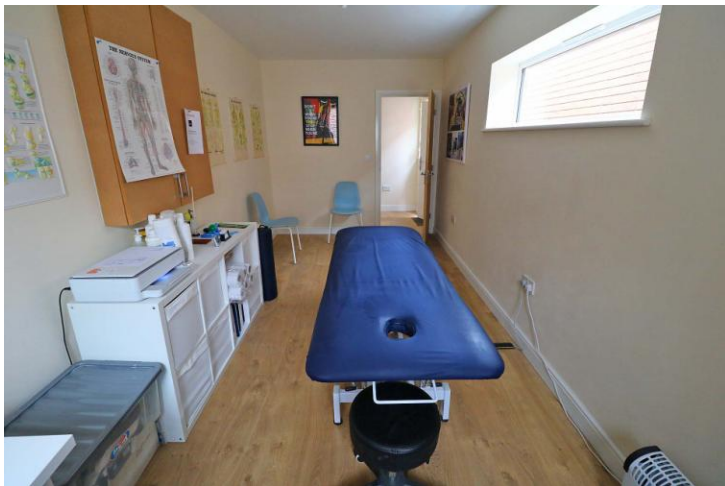
OUTSIDE OFFICE/ GYM

ENTRANCE LOBBY 5' 7" x 5' 0" (1.718m x 1.549m)

Side facing window and entrance door. Laminate flooring. Radiator.



MAIN ROOM 17' 10" x 8' 1" (5.449m x 2.464m) Side high level window and front facing window. Radiators. Laminate flooring. Radiators.



WC Hand wash basin and low-level WC. Laminate flooring. Radiator.

AT THE REAR OF THE OFFICE Attached to the rear of the office / gym by separate entrance takes you to the: -

UTILITY ROOM Rear facing window and side entrance door. Fitted base units with worktop incorporating single stainless steel sink unit. Provisions for all white goods.

OUTSIDE To the of the property there is an impressive brick block paved driveway with ample parking for several vehicles/caravan giving access to the attached single garage with up and over door. To the side of the property there is a personal gate which gives access to the rear garden and office/gym. This is the ideal arrangement if working or a business home based.

The rear well cared for garden has a wonderful enclosed paved patio area with steps leading up to a raised lawned garden with a fence and shrubs boundary giving stunning views over farmland, There is also a vegetable patch and a wooden shed. External light



FLOOR PLAN WILL GO HERE

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 regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

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