

**17 Massey Close,  
Epworth, DN9 1TN**

● A viewing is highly recommended on this wonderful two bedroomed linked detached house in the popular historic town of Epworth. The property has been decorated tastefully throughout and offers modern living with the open plan space on the ground floor. Briefly comprising entrance lobby, open plan living kitchen, landing, two bedrooms and shower room. There is a lawned front garden with driveway leading to the single attached garage. There is an interesting garden with patio over two levels with lovely views over woodland. Gas fired central heating and double-glazed units. Outside tap and lighting. No upward chain! Contact Agents to arrange a viewing! ●

● Two bedroom linked detached house - Open plan living kitchen area - Two bedrooms - Shower room - Wonderful garden with lovely views - Single attached garage - Parking for two vehicles ●

**Asking Price: £179,950**

## LINK DETACHED TWO BEDROOM HOUSE

**THE PROPERTY** A viewing is highly recommended on this wonderful two bedroomed linked detached house in the popular historic town of Epworth. The property has been decorated tastefully throughout and offers modern living with the open plan space on the ground floor. Briefly comprising entrance lobby, open plan living kitchen, landing, two bedrooms and shower room. There is a lawned front garden with drive way leading to the single attached garage. There is an interesting garden with patio over two levels with lovely views over woodland. Gas fired central heating and double-glazed units. Outside tap and lighting. No upward chain! Contact Agents to arrange a viewing!

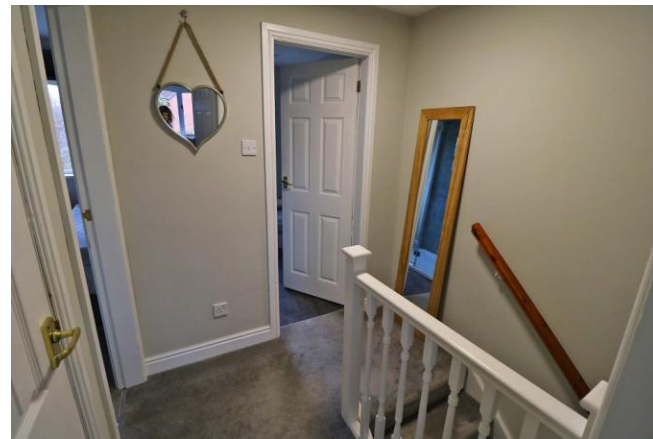
**CANOPIED ENTRANCE DOOR** Leading into the lobby. With staircase leading off to the first-floor landing and bedrooms.

**OPEN PLAN LIVING KITCHEN 25' 7" x 14' 2" (7.807m x 4.329m)** Front facing bay window and rear facing windows with nice outlook. Side facing entrance door to patio area. Living area with built in storage cupboard. Television point.

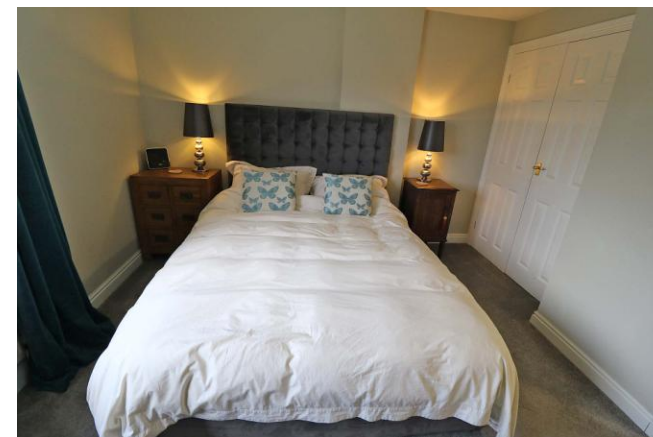
Fitted base and wall units with drawers and glass fronted cupboards. Worktop incorporating one and half bowl with mixer taps. Induction hob with chrome extractor fan above. Built in Neff oven and integral dishwasher. Provision for washing machine and fridge freezer. Pan drawers under breakfast bar. Ceiling spotlights. Radiators. Laminate flooring all the way through.



**LANDING** Loft access. Built in storage cupboard.



**BEDROOM 1 13' 8" x 11' 1" (4.166m x 3.381m)** Front facing window. Built in wardrobes with double doors. Television point. Radiator.



**BEDROOM 2 9' 11" x 6' 10" (3.038m x 2.105m)** Rear facing window. Radiator.



**SHOWER ROOM 6' 6" x 6' 3" (2.004m x 1.911m)** Rear facing window. Double shower cubicle with rain shower and hand shower. Vanity sink with tiled splash back. Low level WC. Ceiling spotlights. Radiator.



**OUTSIDE** To the front of the property there is a lawned garden and a brick block paved driveway allowing parking for two vehicles and access to the attached single garage with up and over door. There is also a personal door to the rear of the property.

To the rear of the property there is a paved patio area which benefits from views overlooking a small wooded area. There are steps and a handrail leading down to a private enclosed garden with pathway, shrubs and plants all enclosed with a wooden fence. External tap and lights.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band A

**TENURE:** Freehold

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