



**3 Mowbray Street,  
Epworth, DN9 1HR**

- A wonderful opportunity to acquire this delightful 3-bedroom family detached cottage located in a prime position in the popular historic market town of Epworth. Offering versatile living accommodation to include entrance lobby, breakfast kitchen, living room, sitting room, 3 bedrooms, dressing room and shower room. To the rear of the property there is a lovely private courtyard garden full of charm with a patio area. This accommodation is worthy of an early viewing to appreciate what is on offer! Contact Agents to arrange a viewing! •
- 3-bedroom extended cottage - Superb family accommodation - Lobby / Living room / Sitting room - Breakfast kitchen / Landing / 4 bedrooms - Dressing room-Nursery / Shower room - Private secluded courtyard garden - Lovely patio areas •

**Price Region: £295,000**



**ENTRANCE LOBBY** Entrance door leading to the staircase to the first-floor landing.



**LIVING ROOM 15' 2" x 14' 4" (4.637m x 4.388m)** Front facing window. Rustic brick open grate fire with stone hearth and wooden beam shelf. Television point. Radiators. Built in storage.



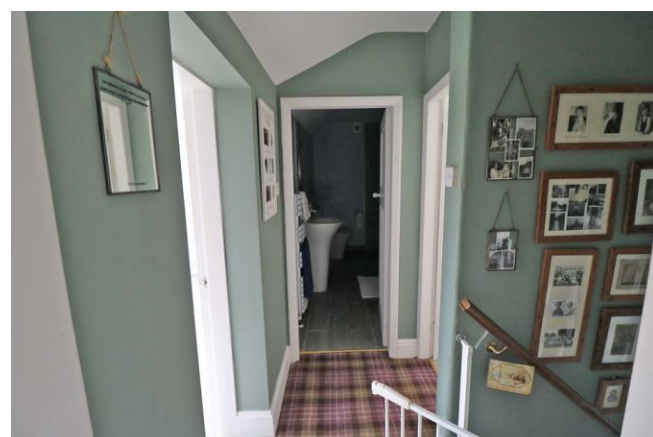
**SITTING ROOM 15' 1" x 11' 10" (4.600m x 3.619m)** Front facing window and rear facing French doors. Stone fireplace surround with stove. Recess with built in dresser style unit with drawers and glass display cabinet. Television point. Radiator.



**BREAKFAST KITCHEN 14' 5" x 9' 9" (4.404m x 2.979m)** Double aspect windows and side door. Fitted base and wall units with drawers. Worktop incorporating one and half bowl single drainer with mixer taps. Halogen hob and built in oven and grill and microwave. Integral dishwasher and fridge. Tiled floor. Radiator.



**LANDING**



**BEDROOM 1 14' 1" x 11' 8" (4.307m x 3.562m)** Front facing window. Loft access. Radiator.



**BEDROOM 2 14' 4" x 9' 0" (4.387m x 2.745m)** Double aspect windows. Wood panelled effect wall. Radiator.



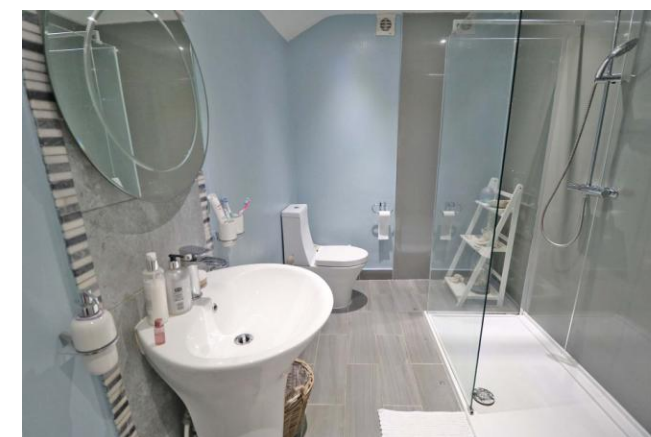
**BEDROOM 3 10' 9" x 10' 1" (3.282m x 3.083m)** Rear facing window. Fitted wardrobe. Television point. Radiator.



**DRESSING ROOM / NURSERY 12' 0" x 5' 4" (3.664m x 1.628m)** Front facing window. Built in storage cupboard. Radiator.



**SHOWER ROOM 11' 4" x 6' 5" (3.469m x 1.980m)** Low level pedestal hand wash basin and WC. Walk-in shower with rain shower and hand shower. Tiled floor. Built-in floor to ceiling storage cupboard. Ceiling downlights and feature recessed LED floor lights. Heated towel rail.



**OUTSIDE** To the side of the property there are double gates that lead to the rear private courtyard garden. Benefitting from an attractive patio area surrounded by established shrubs all enclosed by a high wall and wooden fence boundary. Outside lighting and tap.



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

**LOCAL AUTHORITY:**

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

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