



**1 Woodland Way,  
Epworth, DN9 1SE**

• This well cared for 3-bedroom detached bungalow on offer is positioned in the highly popular small Market Town of Epworth. The property is well placed for access to all local amenities to include shops, doctors, dentist and eating outlets etc. The bungalow briefly comprises entrance hallway, living room, dining kitchen, rear lobby, utility room, WC, 3 bedrooms and bathroom. The property sits on a corner plot of Woodland Way and Rectory Street with little pathways giving access all around. To the front there is a low double wooden gate entrance leading to a large gravelled driveway with ample parking ideal for caravan/motor home/camper etc and a single detached garage. To the side and rear there are lawned areas with mature shrubs and flower borders and a delightful patio. Viewing is highly recommended to appreciate what this property has to offer. Contact Agents for a viewing!

**NO CHAIN! VACANT POSSESSION! •**

• Three-bedroom detached bungalow - Wonderful location of Epworth - Hallway / Living room / Dining kitchen - Rear lobby / Utility / WC - 3 bedrooms / Bathroom - Immaculately presented throughout - Large driveway & single detached garage •

**Price Region: £390,000**



**ENTRANCE DOOR** Entrance hallway with oak flooring. Radiator with cover. Built in storage cupboard. Loft access.



**LIVING ROOM 17' 4" x 11' 9" (5.285m x 3.605m)** Front facing bow window and additional side facing window. Lovely bright living room with living flame gas fire with cream fireplace surround. Television point. Radiators.



Double glass panelled doors opening into: -

**DINING KITCHEN 21' 8" x 12' 0" (6.605m x 3.666m)** Double aspect windows. A range of base and wall cupboards with drawers. Worktop incorporating one and half bowl with single drainer and mixer taps and tiled splash backs. Chrome four ring gas hob with extractor fan above. Built in Bosch oven and separate grill. Integral fridge freezer and dishwasher. Central island with breakfast bar with work surfaces and drawers. Ceiling spotlights. Television point. Radiator.



**REAR LOBBY** Entrance door leading to the garden. Radiator.

**UTILITY ROOM** Side facing window. Fitted base and wall units and larder storage with work surfaces with space under for whitegoods. Radiator. Tiled floor.



**WC** High level rear window. WC and hand wash basin with tiled splashback. Radiator.

**BEDROOM 3 11' 10" x 9' 11" (3.627m x 3.046m)** Front facing window. Television point. Radiator.



**BEDROOM 1 16' 9" x 11' 0" (5.125m x 3.353m)** Rear facing windows looking over garden. Fitted wardrobes with drawers. Television point. Radiator.



**BEDROOM 2 10' 11" x 9' 11" (3.331m x 3.046m)** Rear facing window overlooking garden. Radiator.



**SHOWER ROOM 6' 11" x 6' 7" (2.111m x 2.030m)** Side facing window. Vanity sink unit with extensive drawers and cupboards incorporating WC. Display top and cupboards above with mirror and lighting. Tiled walls. Double shower cubicle with rain and hand shower. Tiled floor. Heated towel rail. Spotlights.



**OUTSIDE** The property sits on a corner plot of Woodland Way and Rectory Street and is all enclosed by a low wooden fence and hedge boundary. To the front a low double wooden gate gives access to a large gravelled driveway with ample parking ideal for caravan/motor home/camper etc that leads to a single detached garage. To the side there is grassed areas with pathways leading around the property. At the rear there is a lawned garden with mature shrubs and flower borders with pathways and a delightful patio area. Outside light and tap.



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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: D

**TENURE:** Freehold assumed

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