



**25 Lindsey Court,
Epworth, DN9 1SD**

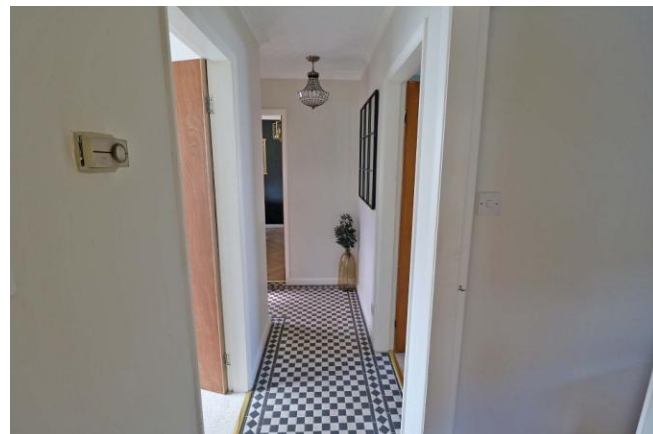
• Situated in the popular residential area of Epworth is this two bedroomed detached bungalow. The bungalow sits at the end of a quiet Cul-de-sac offering peaceful living. Briefly comprising hallway, dining / lounge , kitchen, two bedrooms and wet room. To the front of the property there is a low wall boundary and driveway that leads to the single detached garage. The easy to maintain front garden has a small lawned area and mature bushes. To the side of the property there is a driveway with additional parking. At the rear of the property there is a lawned garden area and easy to maintain garden area all enclosed by a wooden fenced boundary. The bungalow well placed for excellent local amenities to include doctors, dentist and convenience stores. Viewing is essential to appreciate this wonderful opportunity! Contact Agents to arrange a viewing. **NO CHAIN!** •

• Two-bedroom detached bungalow - Hallway / Kitchen / Dining Lounge - Two bedrooms / Wet room - Lovely quiet end of Cul-de-sac position - Easy to maintain front and rear gardens - Single detached garage - Ample parking for extra vehicles •

Price Region: £169,950

DETACHED BUNGALOW

RECEPTION HALL Entrance door leads to a L shaped hallway with tiled floor. Radiator.



LIVING/DINING ROOM 19' 1" x 9' 11" (5.838m x 3.023m) Double aspect windows. Television point. Radiator.



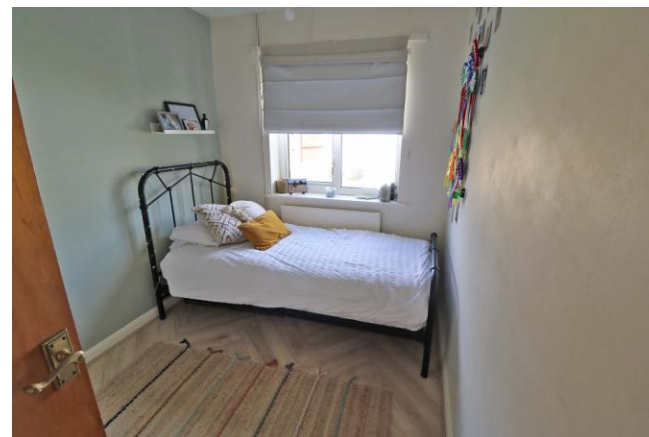
KITCHEN 9' 8" x 8' 10" (2.967m x 2.713m) Front facing window and side door. Fitted base and wall units with corner display and drawers. Worktop incorporating single bowl drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor fan above and built in oven below. Provision for whitegoods. Tiled floor. Radiator.



BEDROOM 1 12' 3" x 9' 9" (3.751m x 2.997m) Rear facing window. Laminate flooring. Radiator.



BEDROOM 2 9' 9" x 7' 1" (2.996m x 2.171m) Rear facing window. Laminate flooring. Radiator.



WET ROOM 7' 0" x 5' 4" (2.134m x 1.640m) Front facing window. Low level pedestal hand wash basin and WC. Walk in shower with side screen. Radiator.



OUTSIDE To the front of the property there is a low wall boundary and driveway that leads to the single detached garage. The easy to maintain front garden has a small lawned area and mature bushes. To the side of the property there is a driveway with additional parking. At the rear of the property there is a lawned garden area and easy to maintain garden area all enclosed by a wooden fenced boundary.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:

TENURE: Freehold assumed

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