



**17 Eastfield Road,
Epworth, DN9 1JQ**

● A wonderful opportunity to acquire a two bedroom semi detached bungalow located in the popular historic market town of Epworth withing walking distance to the town centre. Briefly comprising hallway entrance, kitchen, living room, two bedrooms, bathroom and conservatory. To the front of the property there is a low wall boundary and driveway offering ample off-road parking. There is a lawned garden surrounded by established shrubs and little pathway. To the side of the property there is a carport that leads to the larger than average extended single detached garage. At the rear of the property there is a private lawned garden and small patio area all enclosed by a high wooden fence boundary. The garden has well established shrubs and borders with a pathway. Solar panels. Viewing is recommended to appreciate what this bungalow has to offer. **NO CHAIN!** Contact Agents to arrange a viewing! ●

● 2 bedroom semi detached bungalow - Hallway / Living room / Kitchen - Two bedrooms / Bathroom / Conservatory - Front and rear garden - Detached extended single garage - Driveway carport - Popular location of Epworth ●

Price Region: £165,000

SEMI-DETACHED BUNGALOW

RECEPTION HALL

Entrance door leading into L shaped hallway. Built in storage. Loft access. Radiator with cover.



LIVING ROOM

17' 7" x 10' 0" (5.361m x 3.072m)

Front facing picture window. Brick fireplace with electric fire. Television point. Radiator.



KITCHEN

14' 11" x 8' 3" (4.548m x 2.527m)

Dual aspect windows. Side facing entrance door. Fitted base and wall units with drawers and glass fronted cupboard. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap and tiled splashbacks. Bush free standing cooker/oven. Provision for whitegoods. Laminate floor. Radiators. Personal door into conservatory.



BEDROOM 1

12' 2" x 10' 1" (3.710m x 3.077m)

Rear facing window. Radiator.



BEDROOM 2

9' 7" x 8' 9" (2.938m x 2.681m)

Front facing window. Radiator



BATHROOM

7' 4" x 5' 3" (2.255m x 1.625m)

Side facing window. WC and vanity sink unit. Corner bath with electric shower over. Tiled walls and floor. Heated towel rail.



CONSERVATORY

8' 2" x 7' 10" (2.509m x 2.391m)

Brick and upvc with rear and side facing windows. Radiator.



OUTSIDE

To the front of the property there is a low wall boundary and driveway offering ample off-road parking. There is a lawned garden surrounded by established shrubs and little pathway. To the side of the property there is a carport that leads to the larger than average extended single detached garage. At the rear of the property there is a private lawned garden and small patio area all enclosed by a high wooden fence boundary. The garden has well established shrubs and borders with a pathway. Solar panels, outside light and tap.



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