



**15 Forge Drive,
Epworth, DN9 1JN**

- Situated in a private position on a modern residential development in the historic market town of Epworth. Within walking distance to all local amenities and close to the M180 motorway network. This family home offer ample accommodation and comprises of a reception hallway with personal door into the garage, cloakroom, living room, dining room and dining kitchen to the ground floor. Four bedrooms, two ensuites and family bathroom to the first floor. Upvc double glazed. Gas fired central heating. Driveway with ample parking and integrated single garage. Lawned front garden with shrubs and plants. Private lawned garden to the rear with patio area enclosed by a wooden fence boundary. External tap and lights. •
- Detached House - Dining Room - Dining Kitchen - Four Bedrooms - Two Ensuites - Family Bathroom - Lawned Front & Rear Gardens •

Price Region: £329,950

DETACHED HOUSE

RECEPTION HALLWAY

Front facing entrance door with side screen gives access into the reception hallway. Staircase leading to first floor landing and bedrooms. Personal door to garage. Built in under stairs storage cupboard. Radiator.

CLOAKROOM: Side facing window. Low level WC and pedestal wash basin. Half tiled walls. Radiator.

LIVING ROOM: 18' 2" x 11' 8" (5.560m x 3.561m) Walk in front facing bay window. Living flame gas fire with decorative fireplace surround. Television point. Radiator. Double solid doors into the dining room.



DINING ROOM: 12' 0" x 11' 1" (3.683m x 3.393m) Rear facing French doors leading to south facing patio and enclosed lawned garden. Radiator.



DINING KITCHEN: 16' 6" x 14' 6" (5.040m x 4.427m) Rear facing window and French doors and additional side facing entrance door. A range of wall and base units with drawers and corner display shelving. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Chrome four ring gas hob with canopied extractor fan above. Separate built-in oven and grill. Integrated fridge freezer, dish washer and washing machine. Tiled floor. Radiator.



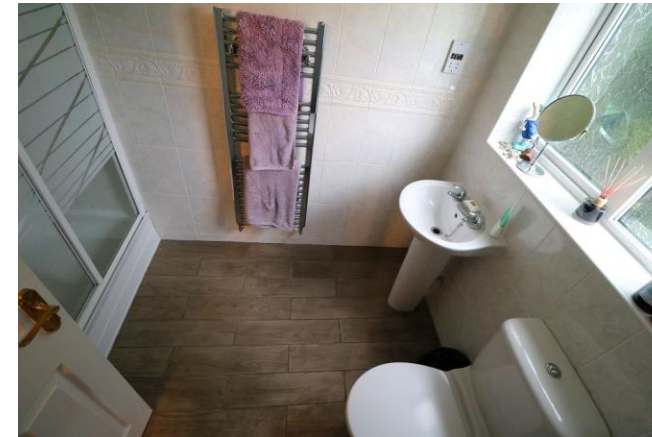
FIRST FLOOR LANDING: Built in storage cupboard. Radiator.



BEDROOM 1: 15' 1" x 11' 7" (4.603m x 3.534m) Front facing walk in bay window with open views. One wall of built in wardrobes Radiator.



ENSUITE: Side facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and double shower cubicle. Shaving point. Tiled walls and floor. Heated towel rail.

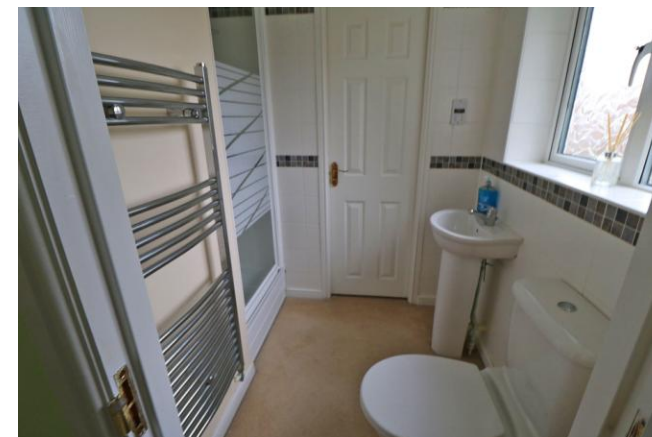


BEDROOM 2: 11' 5" x 9' 7" (3.480m x 2.932m) Two front facing windows. Built in wardrobes. Television point. Radiator.



BEDROOM 3: 10' 4" x 9' 4" (3.166m x 2.869m) Rear facing window. Fitted wardrobes and matching drawers. Television point. Radiator.

JACK & JILL ENSUITE Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and shower cubicle. Partially tiled walls. Shaving point. Heated towel rail.



BEDROOM 4 11' 5" x 6' 11" (3.482m x 2.127m) Rear facing window. A louver that would be ideal for a wardrobe. Radiator.

BATHROOM: 8' 1" x 6' 2" (2.481m x 1.899m) Side facing window. Fitted suite comprising of a low-level WC, pedestal wash basin, panelled bath, and fully tiled double shower cubicle. Tiled walls. Heated towel rail.



OUTSIDE: To the front is a driveway offering ample parking and access to integrated garage with up and over door and personal door into the main residence. There is a small lawned area with plants and shrubs and a wooden fence boundary. To the side there is a wooden gate that gives access to the rear. The private rear garden is lawned with a flagstone patio area and is all enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold

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