



14 Market Place, Epworth, DN9 1EU

- A rare opportunity to acquire a live in commercial premises located in the prime position in the centre of the historic market town of Epworth. The property offers versatile living accommodation which could be easily adapted. Briefly comprising entrance lobby, kitchen, living room, lounge, lobby with access to cellar, shop, storage/office room and reception lobby. First floor landing, 3/4 bedrooms, split level landing and bathroom. Outside there is a gates entrance with a driveway offering parking for two vehicles. Epworth is a thriving market town with various outlets and free parking available by the church. The property does require modernisation but offers lots of potential. Viewing is recommended to appreciate what is on offer. Contact Agents to arrange a viewing! •
- Commercial shop to include 3/4-bedroom detached house - Prime location in the centre of Epworth - Lobby / Kitchen / Reception lobby - Living room / Lounge / Bathroom - Shop / Split level landing / 1 / 2 bedrooms - Gated driveway with parking - Two large wooden display windows to the shop. Upvc units to residence. •

REDUCED TO £299,950 ALL OFFERS CONSIDERED!

Price Region: £325,000

ENTRANCE LOBBY Side door and windows. Walk-in storage cupboard housing the boiler.

STEPS DOWN INTO: -

KITCHEN 15' 6" x 10' 3" (4.727m x 3.138m) Side facing bay window and additional window. Fitted base and wall units with marble worktops incorporating stainless steel single drainer bowl with mixer tap and tiled splashbacks. Provision for whitegoods and free-standing cooking, Radiator.



LIVING ROOM 14' 1" x 12' 10" (4.296m x 3.935m) Side facing window. Open fire grate with tiled fireplace surround and hearth. Recess with shelving. Television point. Radiator.



Steps up to: -

LOUNGE 15' 6" x 11' 10" (4.747m x 3.613m) Double aspect windows. Living flame fire with marble insert and hearth with impressive fireplace surround. Television point. Radiator.



Personal door from living room into lobby with access to the cellar and personal door to the commercial premises.

COMMERCIAL PREMISES

SHOP 14' 6" x 14' 3" (4.444m x 4.352m) Two sizable display windows either side of the property with an entrance door in the middle. Display shelving,



ADDITIONAL STORAGE / OFFICE ROOM 13' 0" x 10' 8" (3.981m x 3.271m) Front display window with shelving. Hand wash basin and WC. Tiled walls.

RECEPTION LOBBY Entrance door and staircase leading to the first-floor landing.

TO FIRST FLOOR LANDING

BEDROOM 1 15' 0" x 13' 3" (4.581m x 4.052m) Double aspect window creating a bright room. Open grate fireplace with decorative tiles and iron inset and hearth. Built-in floor to ceiling cupboard. Radiator.



BEDROOM 4 10' 11" x 9' 4" (3.330m x 2.870m) Front facing window. Radiator.

BEDROOM 3 13' 2" x 9' 0" (4.023m x 2.767m) Front facing window. Radiator.



Steps up to: -

BEDROOM 2 15' 5" x 11' 8" (4.707m x 3.571m) Double aspect windows. Radiator.

LANDING Split level floor. Electric heater.



BATHROOM 13' 4" x 7' 0" (4.080m x 2.159m) Side facing window. Hand wash basin, WC and bath, shower cubicle with part tiled walls. One wall of built in floor to ceiling cupboards. Radiator.



OUTSIDE The property buffers up to the pathways on two sides of the property. To the left-hand side there are low wrought iron gates that open on to a driveway offering parking for two vehicles.

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