



**27 Rectory Street,
Epworth, DN9 1HX**

• This two-bedroom bungalow is situated in the heart of the popular historic market town of Epworth offering excellent local amenities and walking distance to the centre of Epworth. Briefly comprising hallway, kitchen, living room, conservatory, 2 bedrooms and bathroom. The property is accessed via iron gates that open onto a driveway, providing off-road parking and leading to a detached single garage. A neatly kept lawned garden with attractive borders is featured at the front, all enclosed by a low boundary wall. The rear garden is similarly laid to lawn, with charming little pathways and well-maintained borders. Established shrubs add character, and the garden is enclosed by a combination of wooden and brick boundaries, offering both privacy and security. **NO CHAIN WITH VACANT POSSESSION!**

Contact Agents to arrange a viewing! •

• 2-bedroom detached bungalow - Hallway / Living room / Kitchen - 2 bedrooms / Bathroom - Front & rear gardens - Single detached garage - Walking distance to local shops - Prime location in Epworth •

Price Region: £215,000

DETACHED BUNGALOW**ENTRANCE HALL**

L-shaped hallway. Radiator.

LIVING ROOM 18' 11" x 9' 11" (5.782m x 3.035m)

Front facing bow window and rear patio doors leading into the conservatory. Modern gas fire with stone effect fireplace surround. Television point. Laminate flooring. Radiator.

**KITCHEN 9' 5" x 8' 10" (2.873m x 2.706m)**

Front facing bow window. A range of base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splashbacks. Breakfast bar. Chrome four ring gas hob with extractor fan above and oven below. Laminate flooring. Provision for whitegoods. Radiator.

**BEDROOM 1 12' 5" x 10' 2" (3.785m x 3.110m)**

Rear facing window. Radiator. Loft access.

**BEDROOM 2 10' 2" x 7' 6" (3.110m x 2.305m)**

Rear facing window. Radiator.

**BATHROOM 7' 8" x 5' 5" (2.354m x 1.671m)**

Front facing window. Fitted white suite comprising low level WC and pedestal hand wash basin and panelled bath with shower over. Built in cupboard housing the boiler. Laminate flooring.

**CONSERVATORY 11' 9" x 7' 9" (3.605m x 2.364m)**

Brick based UPVC conservatory with triple aspect windows and side entrance door leading to patio and enclosed lawned garden. Tiled floor.

**OUTSIDE**

The property is accessed via iron gates that open onto a driveway, providing off-road parking and leading to a detached single garage. A neatly kept lawned garden with attractive borders is featured at the front, all enclosed by a low boundary wall. The rear garden is similarly laid to lawn, with charming little pathways and well-maintained borders. Established shrubs add character, and the garden is enclosed by a combination of wooden and brick boundaries, offering both privacy and security. Additionally, there are provisions for outdoor lighting and a tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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