



## **14 Rookery Croft, Epworth, DN9 1SJ**

- This charming mid-terrace 2/3-bedroom house is situated on a generous plot, offering excellent potential. Located in a superb area, the house overlooks the grounds of the John Wesley Home, providing a serene and picturesque setting. The property is set within Rookery Croft, a quiet cul-de-sac, and is within walking distance of the town center, offering convenient access to local amenities. Briefly comprising entrance porch, living room, inner lobby, kitchen, rear lobby, dining room/bedroom, shower room. First floor two bedrooms and WC. With vacant possession so no chain! Contact Agents to arrange a viewing! •
- 2-3-bedroom mid terrace dormer house - Quiet Cul-de-sac location - Entrance porch / Living room / Inner lobby - Kitchen / Rear lobby / Dining Room- Bedroom - Shower room / 2 bedrooms / WC - Excellent local amenities - Overlooking John Wesley grounds •

**Price Region: £179,950**

**Now Reduced To £159,950**



**DORMER BUNGALOW**

**ENTRANCE PORCH** Front and side panelling windows and entrance door leading into the sunroom. Tiled floor. Internal door leading into: -



**LIVING ROOM 19' 3" x 10' 6" (5.883m x 3.203m)** Front facing picture window. Open tread staircase to the first-floor landing. Electric fire with marble inset and hearth with pine fireplace surround. Television point. Radiator.



**INNER LOBBY**

**KITCHEN 9' 4" x 8' 5" (2.864m x 2.566m)** Rear facing window and folding door leading to the rear porch. Fitted base and wall units with drawers with downlights. Worktop incorporating stainless steel one and half bowl single drainer with mixer taps and tiled splashbacks. Larder storage. Chrome hob. Tiled floor. Radiator.



**REAR LOBBY** Rear and side UPVC windows with brick base. Provision for washing machine. Tiled floor. Rear door access.



**DINING ROOM/ BEDROOM 11' 6" x 9' 8" (3.528m x 2.963m)** Rear facing patio door opening onto the rear patio area. Radiator.



**SHOWER ROOM 6' 4" x 5' 10" (1.938m x 1.780m)** Vanity sink unit with display top and cupboard. WC and shower cubicle. Tiled walls. Heated towel rail.



**LANDING** Built in storage cupboard.

**BEDROOM 1 16' 0" x 8' 11" (4.901m x 2.722m)** Velux window. One wall with built in mirror sliding wardrobes. Ceiling spotlights.



**BEDROOM 2 9' 10" x 8' 5" (3.002m x 2.578m)** Velux window.



**WC 9' 4" x 6' 6" (2.846m x 2.005m)** Velux window. Vanity sink unit and WC. Boiler.



**OUTSIDE**

To access the property, there is a gate and pathway leading to the front entrance doorway. The front garden is all enclosed by a low boundary wall with a low maintenance garden with established shrubs and plants. There is also a footpath to the side of the property that gives access to the rear garden. At the back, you'll find a low-maintenance paved yard patio area, ideal for outdoor relaxation all surrounded by a wooden fenced boundary for privacy and security.



**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