



15 Wheatfield Close, Epworth, DN9 1SY

- This charming property is located in the heart of the historic market town of Epworth offering space & a peaceful setting. The home is set on a 3rd of an acre providing lovely views over surrounding farmland. Briefly comprising a hallway leading to spacious living areas, living room, conservatory overlooking the garden, a well-equipped kitchen, bedroom/dining room, a bedroom and a shower room. There are shutters on all the windows downstairs. First floor two bedrooms one with ensuite facilities. Outside the property benefits from a private well-maintained lawned garden that overlooks tranquil farmland. There's also a driveway with parking space for several vehicles & a detached single garage. To enhance outdoor living a summerhouse and greenhouse are included in the sale. The property is ideally located within walking distance of Epworth's town centre with easy access to local amenities and transport links. This home should be viewed to truly appreciate everything it has to offer. •
- Detached 4-bedroom Dormer Bungalow - Hallway / Living room / Conservatory - Kitchen / Bedroom-dining room - Bedroom / Shower room - Landing / 2 bedrooms / Ensuite - Feature shutters on all downstairs windows - Driveway and single attached garage •

Price Region: £399,950

DORMER BUNGALOW

RECEPTION HALL Upvc door and window leading to the hallway with wooden floor and staircase to the first-floor landing and bedrooms, Built in storage cupboard. Radiator.

LIVING ROOM 23' 4" x 13' 11" (7.130m x 4.264m) Side facing windows overlooking the garden. Electric fire with stone fireplace surround and hearth. Wooden floor. Rear facing French doors leading into the: -



CONSERVATORY 9' 5" x 9' 4" (2.871m x 2.868m) Brick base with triple aspect windows with wonderful views over the garden and panoramic views over farmland. Side French doors taking you on to the patio area. Tiled floor. Radiator.



KITCHEN 13' 4" x 9' 8" (4.081m x 2.949m) Rear facing window with open views. Base and wall cupboards with corner display shelving and drawers. Worktop incorporating one and half stainless-steel bowl with mixer taps. Provision for white goods. Chrome 5 ring gas cooker with oven and grill below and chrome splash backs and extractor hood above. Built-in pantry and additional storage cupboard. Personal door to the garage. Laminate flooring. Radiator.



BEDROOM / DINING ROOM 11' 0" x 10' 8" (3.369m x 3.270m) Side facing window overlooking garden. Laminate flooring. Radiator.



BEDROOM 11' 8" x 11' 4" (3.562m x 3.469m) Front facing window. Wall lights. Radiator.



SHOWER ROOM 6' 2" x 5' 9" (1.904m x 1.756m) Side facing window. Floating vanity sink with drawers and mirror above. Low level WC. Walk in double shower cubicle with hand and rain shower. Fully tiled walls and floor. Ceiling spotlights. Heated towel rail.



LANDING With built-in storage with double doors.

BEDROOM 11' 10" x 11' 8" (3.608m x 3.567m) Front facing window. Under eaves storage. Fitted wardrobes. Electric heater.



BEDROOM 10' 11" x 9' 8" (3.338m x 2.954m) Velux windows with blinds. One wall with built in wardrobes. Electric heaters.



ENSUITE 11' 8" x 7' 1" (3.558m x 2.164m) Rear facing window with panoramic views over open farmland. Twin vanity sinks with display top and drawers under with display shelves. Low level WC. Free standing bath with mixer tap and hand shower. Half tiled walls. Tiled floor. Heated towel rail. Ceiling spotlights.



OUTSIDE This charming property boasts a spacious driveway providing ample parking with a neatly maintained gravel border. Leading to a single attached garage equipped with power and lighting. At the side of the property there is an access point opens to the rear garden. The private rear garden approximately 3rd of an acre is a standout feature offering outdoor living. A delightful patio and gravelled area provide an ideal space for entertaining perfect for BBQs. The expansive lawn is surrounded by mature trees and shrubs with beautiful views over the surrounding farmland. Also included is a summerhouse/storage and greenhouse. The garden has slated borders with thoughtfully planted small trees and shrubs. The entire garden is enclosed by a wooden fence, ensuring privacy and security. Outdoor lighting and water.

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.