



12 Fields Close, Epworth, DN9 1TL

- We are delighted to present this well-proportioned four-bedroom detached house offering an excellent family living space in the charming and historic market town of Epworth. Situated within walking distance of local amenities, including doctors, dentists, and shops, this property is perfectly positioned for convenience. The accommodation briefly comprises a spacious reception hallway, living room, kitchen, utility room cloakroom. The first-floor features four good-sized bedrooms and a family bathroom. The property also benefits from front and rear gardens, an attached single garage and ample off-road parking. Solar Panels are owned by the current vendors and generate a yearly income of £2500-£3000. Viewing is highly recommended to fully appreciate the generous space and potential this family home has to offer. Contact Agent to arrange a viewing today! ●
- 4-bedroom detached house - Reception Hall / Living room / Kitchen - Inner lobby utility room / Cloakroom - Landing / 4 bedroom / Family bathroom - Front & rear garden with off road parking - Single attached garage -Solar panels. Prime location in Epworth ●

Price Region: £399,000

DETACHED HOUSE

RECEPTION HALL Entrance door with side screen. Staircas leading to the first-floor landing and bedrooms.



LIVING ROOM 22' 8" x 12' 3" (6.928m x 3.738m) Front fa bay window. Rear facing French doors. Living flame gas fire w mahogany fireplace surround with tiled inset and hearth. Telev point. Radiators.



KITCHEN 17' 4" x 11' 11" (5.302m x 3.657m) Triple aspect windows. A range of fitted base and wall units with corner disp shelving and drawers. Worktop incorporating a stainless steel c half stainless-steel bowl single drainer sink with mixer taps and splash backs .Induction hob with chrome extractor fan above. I oven and separate grill. Provision for fridge freezer and dishwa Ceiling spotlights. Built in storage cupboard. Tiled floor. Radia



INNER LOBBY UTILITY ROOM Side entrance door. Fitter cupboards with drawers. Worktop incorporating stainless steel and half bowl single drainer with tiled splash backs. Provision washing machine. Tiled floor. Radiator. Personal door leading the garage

WC/CLOAKROOM Side facing window. Low level WC and pedestal hand wash basin. Tiled splash backs. Radiator.

FIRST FLOOR

LANDING
Rear facing window. Loft access.

BEDROOM 1 17' 2" x 12' 3" (5.236m x 3.748m) Front facin window. Extensively fitted wardrobes and central doors with d top and matching bedside drawers. Radiator.



ENSUITE 9' 0" x 8' 0" (2.751m x 2.447m) Rear facing wind Vanity sink unit with cupboards under and display top and van light above. Shaving point. WC, bath and shower cubicle. Half walls. Heated towel rail.



BEDROOM 2 14' 6" x 10' 8" (4.429m x 3.260m) Rear facing window. Radiator. Television point.



BEDROOM 3 10' 9" x 9' 5" (3.292m x 2.873m) Front facing window. Television point. Radiator.

BEDROOM 4 9' 5" x 6' 3" (2.887m x 1.909m) Front facing window. Radiator.

BATHROOM 11' 0" x 6' 2" (3.353m x 1.892m) Side facing window. WC and low-level pedestal hand wash basin with high shaving point. Bath with shower over and side screen with tilec splash back. Radiator.

OUTSIDE To the front of the property there is a driveway off ample off-road parking that leads to the attached single garage. the side there is an area with established shrubs and small trees pathway leading to the front entrance door. The front is all surrounded by a low wooden fence boundary. To the side of th property there is access that leads to the rear garden. The rear g has a lovely patio area and lawned garden with borders full of s shrubs. There is also a delightful brick built out building with windows ideal for garden hobbies. The rear garden is all enclos a high brick and wooden fence boundary.Solar panels. Outside lighting and tap.



Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council, Band D

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents

01427 873236.