



6A Greengate, Epworth, DN9 1EZ

- This well presented 3-bedroom house with newly fitted kitchen located in the popular historic market town of Epworth. Offering excellent local amenities and within walking distance to Epworth Town Centre. Briefly comprising entrance hallway, modern open plan living/dining/kitchen area with newly fitted kitchen! First floor landing with 3 bedrooms, ensuite and family bathroom. To the front of the property there is a driveway offering off road parking that leads to the single detached garage. The low maintenance front garden all enclosed by a low brick and hedge boundary. To the rear of the property there is a lawned garden with patio all enclosed by a high fence wooden boundary. Viewing is essential to appreciate this wonderful family home! Call Agents to arrange a viewing! •
- Detached 3-bedroom house - Newly fitted kitchen - Open plan kitchen / lounge / dining - Three bedrooms - Ensuite & family bathroom - Driveway with ample parking - Single detached garage •

Offers in the region of £295,000.

RECEPTION HALL Entrance door with side facing window. Herringbone design flooring. Radiator. Staircase with under stairs cupboard.



OPEN PLAN LIVING DINING KITCHEN 26' 1" x 16' 10" (7.962m x 5.154m) Front facing window in the living area. White stone fireplace surround with living flame gas fire. Television point. Radiator. Herringbone design flooring. Room continues through to the dining kitchen with rear facing window and French doors opening on to the garden. A range of newly fitted base and wall units with drawers. Work surface incorporating single bowl drainer with mixer taps. 5 ring gas hob with modern extractor fan above and built in oven and separate grill. Integrated dishwasher and floor to ceiling freezer. Provision for washing machine. Ceiling spotlights. Radiator



FIRST FLOOR LANDING Side facing window. Loft access. Built in storage cupboard.

BEDROOM 1 12' 11" x 7' 4" (3.962m x 2.249m) Front facing window. Television point. Radiator.



ENSUITE Side facing window. Fitted white suite comprising of a low-level WC, pedestal hand wash basin and shower cubicle with power shower. Luxury vinyl flooring. Radiator.



BEDROOM 2 10' 6" x 9' 9" (3.221m x 2.997m) Rear facing window. Television point. Radiator



BEDROOM 3 6' 8" x 6' 6" (2.033m x 1.989m) Front facing window. Radiator.

BATHROOM 6' 9" x 6' 1" (2.068m x 1.872m) Rear facing window. Fitted white suite comprising of a low-level WC, pedestal hand wash basin and panelled bath. Half panelled walls. Luxury vinyl flooring. Radiator



OUTSIDE To the front of the property there is a brick block and gravel driveway with an easy to care for shrubbed border with mature plants. The driveway leads to the single detached garage at the rear of the property. There is a low brick boundary surrounding the front. To the rear of the property there is a patio area and lawned garden all surrounded by a high wooden fence boundary. Outside lighting and tap.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: C
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236