



Orchard Lodge, Station Road, Epworth, DN9 1JU

- An individual 3-bedroom house offering wonderful versatile living accommodation for a family. Briefly comprising reception hallway, study/cloakroom, utility room, living room, dining room and breakfast kitchen. First floor with 3 bedrooms, ensuite and family bathroom. To the front of the property there is a driveway with ample parking that leads to an attached single garage. To the right of the driveway there is an area full of mature shrubs and small trees all surrounded by a brick boundary. At the rear of the property there is a delightful patio that leads to the private lawned garden with an abundance of mature trees and shrubs and a pond. Upvc double glazing and electric car power point. This property is in a prime position in the historic market town of Epworth with excellent local amenities. Viewing is recommended to appreciate what this property has to offer. Contact Agents to arrange a viewing! •
- 3 bedroom detached house - Reception hallway / Study cloakroom / Utility - Living room / Dining room / Breakfast kitchen - 3 bedrooms / Ensuite / Family bathroom - Prime location in Epworth - Single attached garage & ample parking - Beautiful private rear garden •

Price Region: £415,000

RECEPTION HALL Upvc door and glass side screen leading into the hallway with open tread staircase to the first-floor landing and bedrooms. Radiator.



STUDY / CLOAKROOM 9' 7" x 6' 11" (2.932m x 2.109m) Side facing window overlooking garden. One wall with built-in storage with sliding door. Wooden laminate flooring. Radiator.

UTILITY / WC 6' 10" x 6' 4" (2.102m x 1.951m) Side facing window. Low level pedestal hand wash basin and WC. Worktop with provision under for washing machine and tumble dryer. Tiled floor. Radiator.

FROM HALLWAY STEPS DOWN INTO: -

LIVING ROOM 24' 3" x 13' 11" (7.395m x 4.245m) Rear facing window and side patio door leading to the south facing patio and garden. Inglenook style brick fireplace and chimney bricks. Stone hearth and beam feature. Living flame gas fire. Television point. Radiators.



STEPS AND ARCHWAY INTO OPEN PLAN: -

DINING ROOM 11' 11" x 10' 0" (3.649m x 3.052m) Side facing window and benefitting from the living room south facing window. Radiator.



BREAKFAST KITCHEN 13' 9" x 11' 10" (4.208m x 3.632m) Double aspect window and side entrance door. A range of oak fitted base and wall cupboards with drawers and glass fronted units. Worktop incorporating one and half bowl single drainer with miser taps and tiled splash backs. Halogen hob with extractor fan above and built in oven with separate grill and microwave. Provision for slimline dishwasher and fridge freezer. Central breakfast bar with built-in cupboards. Radiator.



FIRST FLOOR

LANDING With side arched window. Loft access. Radiator.



BEDROOM 1 13' 10" x 11' 11" (4.231m x 3.657m) Rear facing window overlooking garden. Radiator.



STEPS LEADING UP TO OPEN PLAN

ENSUITE DRESSING AREA 13' 11" x 11' 5" (4.249m x 3.498m) Side facing window. One wall of extensively fitted wardrobes and fitted display/dressing table. Corner shower cubicle. Low level pedestal hand wash basin with display top and WC, Half tiled walls. Downlights. Heated towel rail and radiator.



BEDROOM 2 13' 6" x 12' 2" (4.120m x 3.716m) Front facing window. Built in wardrobes and additional under eaves storage. Radiator.



BEDROOM 3 11' 10" x 10' 0" (3.625m x 3.062m) Side facing window. Radiator.

BATHROOM 8' 0" x 7' 6" (2.440m x 2.294m) Side facing high level window. Hand basin with vanity mirror and display above. WC and bath with shower over and side screen. Fully tiled walls. Built in storage with double wooden doors. Radiator.

OUTSIDE To the front of the property there is a driveway with ample parking that leads to an attached single garage with up and over door and personal door to the property. There is an electric car power point. To the right of the driveway there is an area full of mature shrubs and small trees all surrounded by a brick boundary. At the rear of the property there is a delightful patio and interesting pathways that lead to the private lawned garden with an abundance of mature trees and shrubs. There is also a lovely feature pond with a net cover and mature plants. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

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