



8 Rectory Street, Epworth, DN9 1HB

- This spacious & beautifully presented detached bungalow is an exceptional opportunity for those looking to enjoy a peaceful lifestyle in the historic market town of Epworth. Situated opposite the historic John Wesley House & with stunning views at the rear overlooking farmland. Briefly comprising entrance lobby, spacious hallway, living room, kitchen, rear lobby/sunroom, 3 bedrooms & shower room. To the front is a low brick wall & iron gates with a low maintenance landscaped garden featuring shrubs & miniature trees. A driveway offers parking for several vehicles & a separate side driveway leading to a detached single garage. At the rear is a south-facing garden with a lawned area enclosed by wooden fencing and hedging providing privacy. There is a patio area with fantastic views over the farmland. This bungalow is well placed for all local amenities. Viewing is highly recommended to appreciate everything
- 3-bedroom detached bungalow - Beautifully presented throughout - Entrance lobby / Living room / Kitchen - Rear lobby sunroom / 3 bedrooms / Shower room - Opposite the famous John Wesley House - Single detached garage & ample parking - South facing garden with views over farmland •

Price Region: £395,000

DETACHED BUNGALOW

ENTRANCE LOBBY Upvc door. Tiled floor. Personal door leading into the spacious hallway with oak effect flooring. Two separate walk-in storage cupboards. Radiator.



LIVING ROOM 19' 11" x 12' 4" (6.072m x 3.775m) Front facing window with views over the John Wesley Home and rear facing window overlooking south facing garden. Marble fireplace surround with living flame gas fire. Oak effect floor. Television point. Radiators.



DINING KITCHEN 13' 11" x 12' 5" (4.247m x 3.805m) Rear facing window overlooking south facing garden with open views over farmland. A range of fitted base and wall cupboards with drawers and glass fronted units. Four ring gas hob with extractor fan above and built in oven and grill below. Integral dishwasher and fridge freezer, Provision for washing machine, Oak effect floor. Ceiling downlight. Worktop incorporating one and half single stainless-steel drainer with mixer taps and tiled splashbacks. Radiator.



REAR LOBBY Rear facing entrance door and window overlooking garden patio. Oak floor. Floor to ceiling fitted cupboards. Boiler.



BEDROOM 1 14' 11" x 11' 6" (4.562m x 3.507m) Rear facing window overlooking south facing garden. Oak effect flooring. Radiator.



BEDROOM 2 11' 10" x 10' 10" (3.621m x 3.327m) Front facing window. Radiator.



BEDROOM 3 11' 0" x 8' 0" (3.370m x 2.443m) Front facing window. Oak effect flooring. Fitted floor to ceiling. Display/book shelving. Radiator.



SHOWER ROOM 8' 8" x 6' 0" (2.656m x 1.845m) Side facing window. Low level WC and vanity sink unit with cupboards under and display above with vanity mirror. Walk-in electric shower. Fully tiled walls and floor. Ceiling spotlights. Radiator. Loft access.



OUTSIDE To the front of the property there is a low brick wall boundary with iron gates that lead to the driveway allowing parking for several cars. The low maintenance free front garden has insets with small trees and shrubs all surrounded by gravel stones. To the side of the property there are a set of wooden gates enclosing the rear garden. The driveway leads to the single detached garage. At the rear of the property there is a delightful garden and patio area. The south facing garden looks over open farmland. Outside lighting and tap.



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