



4 Fields Close, Epworth, DN9 1TL

- **NO UPWARD CHAIN.** A spacious family home in a sought-after area in the Market Town of Epworth located within walking distance of the local shops, schools and doctors. The property briefly comprises of a entrance hallway, lounge, dining room, breakfast kitchen and conservatory on the ground floor with four bedrooms and ensuite facilities and a family bathroom on the first floor. To the front of the property is a lawned garden and driveway leading to a detached single garage. To the rear of the property there is an enclosed garden and patio area with mature shrubs and trees. Viewing is essential to appreciate the location and accommodation on offer. Contact agents to arrange a viewing. ●
- 4 bedroom detached house - Lovely Cul-de-sac position - Lounge/ dining room/Breakfast kitchen - Conservatory - Four bedrooms - En suite/ family bathroom - Front and rear lawned gardens ●

Price Region: £420,000

DETACHED HOUSE

PORCH A decorative brick canopied porch.

ENTRANCE HALLWAY UPVC front facing door with side panel. Staircase leading to first floor accommodation. Under stairs storage. Radiator.



CLOAKROOM Side facing window. Vanity sink unit with storage under. WC. Tiled walls and floor. Towel rail.

LOUNGE 15' 9" x 14' 8" (4.818m x 4.483m) Front facing Bay window. Open grate fire with wooden surround and mantle. Decorative tiled inserts and tiled hearth. Television point. Radiator.



Double doors leading to-

DINING ROOM 16' 6" x 11' 5" (5.034m x 3.485m) Side facing window. Radiator. Personal door leading to kitchen. Rear facing French doors to: -



CONSERVATORY 11' 8" x 11' 0" (3.561m x 3.363m) Brick built base with exposed brickwork wall. Triple aspect windows. French doors leading to rear garden and patio area. Tiled floor. Radiator.



BREAKFAST KITCHEN 13' 3" x 12' 10" (4.046m x 3.919m) Rear facing window. Side door. A range of fitted high gloss base and wall units with drawers and larder storage. Quartz worktops with up stands incorporating a single bowl drainer sink with mixer taps over. Five ring gas hob with extractor fan above. Built in oven and separate grill. Integrated dishwasher. Range of floor to ceiling storage units with drawers and built in microwave and fridge. Provision for washing machine. Breakfast bar. Television point. Ceiling spotlights. Tiled floor. Radiator.



FIRST FLOOR.

LANDING Built in storage cupboard. Radiator.



BEDROOM 1 12' 8" x 10' 7" (3.876m x 3.250m) Front facing window. Fitted wardrobes. Television point. Radiator



EN SUITE Side facing window. Fitted suite comprising of a pedestal wash basin, W.C and shower. tiled walls and floor. Heated towel rail.



BEDROOM 2 11' 5" x 9' 7" (3.492m x 2.939m) Rear facing window. Built in wardrobe/ storage. Wooden floor. Radiator.



BEDROOM 3 10' 3" x 9' 7" (3.145m x 2.939m) Rear facing window. Built in wardrobe/ storage. Wooden floor. Radiator.

BEDROOM 4 14' 7" x 7' 3" (4.459m x 2.219m) Double aspect windows. Built in wardrobe/ storage. Radiator.

BATHROOM 8' 0" x 6' 2" (2.458m x 1.899m) Side facing window. Fitted white suite comprising of a pedestal wash basin and WC, P shaped bath with side screen, central telephone hand shower and taps and rain shower over. Fully tiled walls and floor. Down lights. Heated towel rail.



OUTSIDE To the front of the property is lawned garden with mature shrubs and plants. The driveway leads to the detached single garage there is ample parking for several vehicles. To the rear is a lawned garden with mature trees and shrubs a patio area and access to the conservatory. The garden is enclosed by a wooden fence.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

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