



### **18 Lindsey Court, Epworth, DN9 1SD**

- This 3-bedroom bungalow is positioned in the popular historic market town of Epworth positioned on a quiet Cul-de-sac location and with excellent local amenities. Briefly comprising reception hall, living room, breakfast kitchen, three bedrooms and a shower room. To the front of the property there are low iron gates and a brick wall boundary. The resin driveway allows parking for a couple of vehicles and leads to a single detached garage. The front has an Astro turf lawned garden. To the rear of the property there is an enclosed paved yard and patio area with raised flower beds all enclosed by a wooden fence boundary. With vacant possession. UPVC double glazed windows and doors (approximately 10 yrs).

Contact Agents to arrange a viewing! •

- 3 bedroom semi detached bungalow - Reception hall / Living room / Breakfast kitchen - Three bedrooms / Shower room - In need of a little updating - Astro turf front lawn - Rear south facing courtyard garden with patio - Resin driveway & single garage •

**Price Region: £180,000**



**SEMI DETACHED BUNGALOW**

**RECEPTION HALL** Side entrance door leading into a L-shaped hallway. Loft access. Built in storage cupboard. Radiator.



**LIVING ROOM** 16' 1" x 12' 5" (4.921m x 3.794m) Rear facing window. Gas fire on tiled hearth with decorative wooden fireplace surround. Television point. Radiator.



**BREAKFAST KITCHEN** 13' 11" x 12' 7" (4.242m x 3.848m) Side stable style door and a rear facing window. A range of modern fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splashback. Four ring gas hob with extra fan above. Provision for whitegoods. Breakfast bar with storage cupboards under. Built in pantry/storage cupboard. Laminate floor. Radiator.



**BEDROOM 1** 13' 4" x 12' 5" (4.065m x 3.786m) Front facing window. Radiator.



**BEDROOM 2** 10' 2" x 9' 11" (3.121m x 3.034m) Front facing window. Radiator.



**BEDROOM 3** 9' 10" x 6' 10" (3.019m x 2.104m) Front facing window. Radiator.



**SHOWER ROOM** 7' 0" x 6' 5" (2.148m x 1.980m) Side facing window. Low level vanity sink unit and WC. Double shower cubicle unit. Partially tiled walls. Laminate floor. Radiator.



**OUTSIDE** To the front of the property there are low iron gates and a brick wall boundary. The resin driveway allows parking for a couple of vehicles and leads to a single detached garage. The front has an Astro turf lawned garden. To the rear of the property there is an enclosed private garden and patio area with raised flower beds all enclosed by a 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: B  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236