



8 Fields Close, Epworth, DN9 1TL

- Spacious Four-Bedroom Detached Home in the Heart of Historic Epworth. Situated in the sought-after market town of Epworth, this attractive four-bedroom detached house offers superb family accommodation within easy reach of local amenities, schools, and transport links. Briefly comprising reception hallway, dining kitchen, utility room, WC, dining room & living room. First Floor with four bedrooms, including ensuite, & family bathroom. To the front of the property there is a driveway providing off-road parking that leads to a single attached garage. The front garden includes a lawn & attractive shrubbery with a small feature tree. A pathway gives access to the rear garden which is fully enclosed & offers a lawned area and patio all enclosed by a wooden fence boundary. This well-presented home combines generous living space with a prime location in a charming historic town perfect for families seeking comfort, convenience, and community. Contact the agents today to arrange your viewing! ●
- 4 bedroom detached house - Reception hall / Dining kitchen / Utility room / WC - Dining room / Living room - Landing / 4 bedrooms / Ensuite / Bathroom - Front & rear garden with patio - Single attached garage & off-road parking - Excellent local amenities ●

Price Region: £395,000

RECEPTION HALL Canopied entrance door and window leading into the reception hall with laminate floor. Staircase to the first-floor landing and personal door into the garage. Radiator.



DINING KITCHEN 14' 8" x 11' 10" (4.493m x 3.612m) Rear facing window and patio doors in the dining area. A range of fitted base and wall units with glass fronted cupboards and corner display with wine rack. Worktop with turn up incorporating one and half bowl single drainer with mixer taps. Four ring chrome gas hob with extractor fan. Built in separate oven and grill. Provision for dishwasher. Radiator.



UTILITY ROOM 8' 6" x 6' 6" (2.614m x 1.993m) Rear facing window and side door. Fitted base cupboard with worktop incorporating stainless steel single bowl drainer with mixer tap and tiled splashback. Provision for whitegoods. Radiator.



WC Side facing window. Hand basin and WC. Tiled splashbacks and heated towel rail.

DINING ROOM 11' 10" x 9' 4" (3.621m x 2.868m) Rear facing patio doors to enclosed garden. Radiator., Double glass panelled French doors leading into: -



LIVING ROOM 16' 5" x 13' 7" (5.028m x 4.158m) Front facing bay window. Living flame gas fire with stone effect and marble fireplace surround. Television point. Radiator,



LANDING Built in airing / storage cupboard. Loft access. Radiator.



BEDROOM 1 13' 7" x 12' 5" (4.161m x 3.804m) Front facing window. Extensively fitted wardrobes consisting of high-level cupboards and corner display shelving a matching bedside drawers. Radiator.



ENSUITE Front facing window. WC and pedestal hand wash basin with mirror over and shaving point. Tiled splashbacks. Fully tiled double shower cubicle. Heated towel rail.



BEDROOM 2 11' 10" x 11' 5" (3.629m x 3.501m) Rear facing window. Laminate floor. Radiator.



BEDROOM 3 10' 3" x 9' 11" (3.144m x 3.045m) Rear facing window. Built in wardrobes. Laminate floor. Radiator.

BEDROOM 4 11' 3" x 9' 3" (3.450m x 2.843m) Front facing window. Built in wardrobes. Radiator.

BATHROOM 9' 9" x 8' 5" (2.975m x 2.574m) Rear facing window. WC and low-level pedestal hand wash basin with vanity mirror above and shaving point. Tiled walls. Walk-in shower. Jacuzzi bath with hand shower. Tiled floor. Wall mounted floating bathroom cabinet. Heated towel rail.



OUTSIDE To the front of the property there is a good size driveway offering ample off-road parking that leads to the single attached garage. There is a lawned garden with feature shrubbed area small tree. There is a pathway that leads to the rear of the property where there is a lawned garden and patio area all enclosed by a wooden fence boundary. Outside lighting and tap

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