



3 Battle Green, Epworth DN9 1JT

- This farmhouse-style detached residence offers rural charm yet close to all amenities. With two spacious reception rooms and three bedrooms, a modern shower room and a separate family bathroom provide convenience and comfort. The property benefits from a private driveway that leads to a garage, offering ample parking space. A brick-built stable/storage building adds character and flexibility—perfect for storage, hobbies, or potential conversion. The outdoor space is equally impressive. Surrounded by mature evergreen trees, the landscaped garden includes a variety of fruit trees, colourful flowers, and decorative shrubs. Meandering walkways invite peaceful strolls through the grounds, while a covered seating area offers a sheltered spot to relax in all seasons. Gardening enthusiasts will appreciate the dedicated potting area and greenhouse, ideal for cultivating plants year-round. Contact agents for viewings •
- Farmhouse Style Detached House - Two Receptions - Three Bedrooms - Shower Room - Bathroom - Ample Parking - Good Size Cottage Style Garden •

Price Region: £450,000 – NOW REDUCED TO £430,000

SIDE LOBBY/ UTILITY: 24' 9" x 6' 9" (7.569m x 2.069m) Brick base with rear, side and front facing windows overlooking the garden and driveway. Fitted base units. Worktop incorporating a stainless-steel single bowl drainer sink. Provisions for washing machine. Tiled floor. Personal door into brick storage room.

KITCHEN: 12' 4" x 9' 1" (3.774m x 2.777m) Side facing window and entrance door giving access into the utility. Fitted base unit with drawers, wall units and larder storage. worktop incorporating a Belfast sink with mixer tap and tiled splash backs. Free standing gas cooker. Tied floor. Radiator.



DINING ROOM: 12' 4" x 12' 3" (3.768m x 3.754m) Side facing window. Wooden floor. Radiator. Open plan through to kitchen.



LIVING ROOM: 17' 4" x 12' 3" (5.295 m x 3.754m) Side facing window and additional arched window. Partially tiled floor and wooden flooring. Inglenook fireplace with log burner. Television point. Radiator.



BRICK STORAGE ROOM: 14' 6" x 6' 1" (4.440m x 1.869m) Brick base with rear and side facing windows and rear facing entrance door giving access to garden.

INNER LOBBY: Staircase giving access to first floor landing and bedrooms. Ample under eaves storage. Steps down to cellar/pantry.

CELLAR/PANTRY: 10' 7" x 8' 7" (3.231m x 2.637m) Side facing window. Tiled floor. Ample shelving. Gas fired central heating boiler.

FIRST LANDING: Split level staircase. Rear facing arched window. Access into bathroom.



SHOWER ROOM: 10' 3" x 8' 5" (3.134m x 2.586m) Side facing window. Fitted suite comprising of a low-level W C, pedestal wash basin with vanity unit above and walk in shower cubicle with drying area. Fully tiled walls and floor. Ceiling down lights. Radiator.



MAIN LANDING: Stairs giving access to bedrooms and landing with Radiator.

BEDROOM 1: 17' 7" x 12' 3" (5.376m x 3.745m) Side facing windows. wooden floor. Radiator.



BEDROOM 2: 12' 5" x 12' 4" (3.796m x 3.773m) Side facing window. Wooden floor. Fitted cupboards and display shelving. Radiator.



BEDROOM 3: 12' 5" x 8' 8" (3.804m x 2.648m) Double aspect windows. Wooden floor. Radiator.



BATHROOM: 10' 3" x 8' 8" (3.127m x 2.644m) Steps from landing up to bathroom. Side facing window. Fitted suite comprising of a low-level W C, pedestal wash basin with vanity cabinet above and panelled bath with hand shower attachment. Tiled walls and floor. Ceiling down lights. Heated towel rail and radiator.



OUTSIDE: Enter through double gates to a sweeping driveway leading to a garage and a spacious stable block with ample storage. Tucked to one side is a peaceful seating and potting area, perfect for enjoying sunny afternoons or tending to plants. The heart of the property is a stunning, south-facing cottage garden that is an enchanting sanctuary filled with winding walkways meandering between mature trees, vibrant flower beds, ornamental shrubs, and a flourishing vegetable patch. Scattered fruit trees offer seasonal delights, while a charming greenhouse extends the growing season and adds to the garden's allure. Every corner of this magical haven invites exploration, reflection, and connection to nature-a truly idyllic retreat.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: North Lincs Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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