



**90 Station Road,
Epworth, DN9 1JZ**

- Charming 2-Bedroom Semi-Detached House in the Heart of Historic Epworth. Nestled in the highly sought-after market town of Epworth, this delightful 2-bedroom semi-detached home offers character and convenience. Perfectly positioned within walking distance of all local amenities. The property briefly comprises entrance lobby, living room, kitchen and a good size sunroom. Upstairs, you will find two bedrooms and a bathroom. Viewing is highly recommended to fully appreciate what this delightful home has to offer.

NO CHAIN WITH VACANT POSSESSION!

☐ Call our agents today to arrange your viewing! ●

- 2-bedroom semi-detached house - Prime location of Epworth - Lobby / Living room / Kitchen / WC / Sunroom - 2 bedroom / Bathroom - Garden to front & rear - Single detached garage & patio - GFCH ●

Price Region: £199,950

SEMI-DETACHED HOUSE

THE PROPERTY

ENTRANCE LOBBY Upvc door. Tiled floor. Built in cupboards. Radiator. Staircase leading to first floor landing and bedrooms.



LIVING ROOM 19' 0" x 12' 2" (5.802m x 3.709m) Front facing bay window. Electric fire with brick fireplace surround and tiled hearth with wooden mantel. Television point. Radiator.



KITCHEN 15' 5" x 7' 5" (4.721m x 2.277m) Side facing windows with pelmet lights over. Fitted base wall units with drawers, glass fronted cabinets and corner display. Worktop incorporating one and half stainless-steel single bowl drainer sink with mixer taps. Four ring gas hob with extractor above. Built in oven and integral fridge freezer, washing machine and tumble dryer. Tiled floor. Radiator.



PERSONAL DOOR FROM KITCHEN INTO: -

SUNROOM 15' 1" x 7' 3" (4.615m x 2.225m) Rear facing patio doors. Recess display. Radiator. Tiled floor.



WC Side facing window. WC and vanity sink unit with display top cupboard. Downlights. Tiled floor. Radiator.



LANDING Side facing window. Split level landing. Loft access.



BEDROOM 1 15' 5" x 10' 10" (4.722m x 3.326m) Front facing windows. Bult in storage cupboards and wardrobes. Radiator.



BEDROOM 2 11' 8" x 9' 0" (3.570m x 2.751m) Rear facing window. Fitted wardrobes with matching drawers and desk with display. Radiator.



BATHROOM 8' 2" x 7' 6" (2.511m x 2.298m) Rear facing window. Pedestal hand wash basin and WC. Part tiled walls. Bath with shower over and side screen. Built-in cupboard. Heated towel rail.



OUTSIDE The property is set back behind a low boundary wall with a gravelled drive way providing off-road parking and leading up to the front entrance, accessed via a set of brick steps. A well-kept lawn, framed by mature trees and established shrubs, adds to the property's kerb appeal. The driveway continues along the side of the home, offering further parking and leading to a single detached garage. To the rear, the private enclosed garden features a lovely patio area along with a lawn surrounded by mature planting. There is also a corner summerhouse. The garden is fully enclosed by a combination of wooden fencing and hedged boundaries providing privacy. Outdoor lighting and tap.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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