



12 Tottermire Lane, Epworth, DN9 1BT

- 3-Bedroom Semi-Detached Home in Prime Epworth Location – No Chain! Located in the heart of the historic & highly sought-after town of Epworth this three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers or investors alike. Situated close to a range of excellent local amenities including schools, shops, doctors & more. The accommodation briefly comprises entrance lobby, living room, dining kitchen & family bathroom. On the first floor there is a landing, 3 bedrooms & separate WC. Outside the property benefits from a driveway providing off-road parking & front lawn all enclosed by a wooden fence. The driveway continues along the side of the house & leads to a detached single garage. To the rear there is a generous lawned garden with wooden fence & hedge boundaries. Offered with vacant possession this property is ready to move straight in. There are new carpets throughout, leaded double glazing & GFCH. Call the agents today to arrange a viewing! ●
- 3-bedroom semi-detached house - Entrance lobby / Living room / Dining kitchen - Bathroom / 3 bedrooms / WC - Excellent local amenities - Single detached garage - Ample off-road parking - GFCH & leaded double glazing ●

Price Region: £179,950

MID TERRACED HOUSE

ENTRANCE LOBBY

Entrance door leading to ground floor lobby and staircase to the first-floor landing and bedrooms. Radiator.



LIVING ROOM 13' 10" x 12' 11" (4.230m x 3.948m)

Front facing window. Television point. Built in storage cupboard. Side facing window. Radiator.



Double glass panelled doors leading into: -

DINING KITCHEN 18' 6" x 16' 9" (5.643m x 5.118m)

Side facing window and door and rear facing French doors leading to the garden. Fitted base and wall units. Halogen hob with extractor hood above. Worktop incorporating one and half stainless-steel single bowl drainer with mixer taps and tiled splashbacks. Radiators.



INNER LOBBY Provision for washing machine and tumble dryer.

BATHROOM 8' 11" x 6' 5" (2.737m x 1.966m) Side facing window. White pedestal hand wash basin and WC. Bath and shower cubicle. Fully tiled walls. Radiator.



LANDING Side facing window. Loft access.

BEDROOM 1 11' 4" x 9' 11" (3.466m x 3.025m) Front facing window. Television point. Radiator.



WC Front facing window. Pedestal hand wash basin and WC. Tiled splashback. Laminate floor. Radiator. Built-in storage.



BEDROOM 2 10' 3" x 10' 0" (3.135m x 3.072m) Rear facing window. Radiator.



BEDROOM 3 7' 9" x 7' 2" (2.386m x 2.204m) Rear facing window. Radiator.



OUTSIDE Outside the property benefits from a drive way with double gates providing off-road parking and front lawn all enclosed by a wooden fence. The driveway continues along the side of the house and leads to a detached single garage. To the rear, there is a generous lawned garden with wooden fence and hedge boundaries.



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