



11 Eastfield Road, Epworth, DN9 1JQ

- An excellent opportunity to acquire a beautifully presented two-bedroom bungalow, ideally located in a prime position within the sought-after historic market town of Epworth. This delightful home briefly comprises a reception hall, living/dining room, kitchen, lounge/dining, two bedrooms and bathroom. Externally, to the front a low wall boundary encloses a private parking area for two/three vehicles. A side pathway with wooden gates provides access to the rear garden. The rear garden features a lawned area with a raised border, a decked area and an additional raised planting space. All of this is enclosed by a neat wooden fence boundary. Viewing is highly recommended to fully appreciate all that this charming bungalow has to offer. Contact the agents today to arrange your viewing! •

- Two bedroom detached bungalow - Beautifully presented throughout - Reception hall / Living dining room - / Kitchen - Two bedrooms / Bathroom - Excellent local amenities - Enclosed rear garden •

REDUCED TO £199,950 Price Region: £205,000

DETACHED BUNGALOW

THE PROPERTY An excellent opportunity to acquire a beautifully presented two-bedroom bungalow, ideally located in a prime position within the sought-after historic market town of Epworth. This delightful home briefly comprises a reception hall, living/dining room, kitchen, lounge/dining, two bedrooms and bathroom. Externally, to the front a low wall boundary encloses a private parking area for two to three vehicles. A side pathway with wooden gates provides access to the rear garden. The rear garden features a lawned area with a raised border, a decked area and an additional raised planting space. All of this is enclosed by a neat wooden fence boundary. Viewing is highly recommended to fully appreciate all that this charming bungalow has to offer. Contact the agents today to arrange your viewing!

RECEPTION HALL Side entrance door leading into the L shaped hallway with laminate flooring. Built-in storage cupboard with power point. Loft access. Radiator.

KITCHEN 9' 9" x 8' 6" (2.986m x 2.593m) Rear facing window and side entrance door leading to the garden. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splashbacks. Chrome gas four ring hob with extractor fan above and built in oven below. Provision for washing machine. Integral fridge and freezer. Radiator



LIVING DINING ROOM 18' 6" x 9' 10" (5.646m x 3.013m) Front facing patio doors. Television point. Radiator



BEDROOM 1 11' 10" x 9' 11" (3.623m x 3.026m) Rear facing window. Fitted floor to ceiling wardrobe. Radiator.



BEDROOM 2 9' 6" x 8' 10" (2.901m x 2.706m) Front facing window. Laminate flooring. Radiator.



BATHROOM 7' 7" x 5' 5" (2.321m x 1.663m) Side facing window. Low level pedestal hand wash basin and WC. Bath with shower over and side screen. Tiled walls and floor. Downlights. Heated towel rail.



OUTSIDE Externally, to the front a low wall boundary encloses a private parking area for two to three vehicles. A side pathway with wooden gates provides access to the rear garden. The rear garden features a lawned area with a raised border, a decked area and an additional raised planting space. All of this is enclosed by a neat wooden fence boundary.



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