



### **6 Harris View, Epworth, DN9 1GJ**

● Impressive 5 Bedroom Detached Family Home – Prime Epworth Location. An exceptional opportunity to acquire a beautifully presented modern detached family home ideally situated in the sought-after historic market town of Epworth. This spacious property offers superb accommodation set over three floors. Briefly comprising reception hall, WC, living room, dining room, dining kitchen & utility room. The first floor offers 4 well-proportioned bedrooms, ensuite bathroom & family bathroom. The second floor with expansive 5th bedroom & ensuite. To the front of the property there is hardstanding area for several vehicles. To the rear there is a detached single garage & lawned garden with a patio area all enclosed by a brick wall boundary. This home is within easy reach of a wide range of local amenities to include schools, GP surgery, dentist, shops, cafés and restaurants. Contact the agents today to arrange your viewing to see what this wonderful home has to offer. ●

● 5 bedroom detached house - Rec Hall / WC / Living room - Dining kitchen / Utility / Landing - 4 bedrooms / 1 ensuite / Family bathroom - 2nd Landing / Large bedroom with ensuite - Single detached garage / Off road parking - Rear garden with patio ●

**Price Region: £455,000**



**DETACHED HOUSE**

**RECEPTION HALL** Entrance door and front facing window. High gloss tiled floor which continues through most of the property. Staircase leading to the first-floor landing and bedrooms. Under stair storage cupboard. Radiator.



**WC** Low level flush WC and vanity sink unit. Tiled floor and walls. Radiator.



**LIVING ROOM** 22' 8" x 12' 8" (6.923m x 3.874m) Front facing bay window and additional front facing window. Television point. Radiators.



Double doors leading into: -

**DINING ROOM** 13' 3" x 10' 7" (4.050m x 3.229m) Rear facing French doors leading onto the patio area and walled garden. Radiator.

**DINING KITCHEN** 15' 10" x 12' 5" (4.833m x 3.801m) Rear facing window. Brand new kitchen comprising base and wall units with drawers. Worktop incorporating one and a half stainless steel single sink drainer with mixer taps and tiled splashbacks. Four ring gas hob with chrome extractor above, built in oven and integrated dishwasher. Downlights and tiled floor. Radiator,



**UTILITY ROOM** 12' 5" x 5' 9" (3.805m x 1.764m) Double aspect windows and side entrance door. Continuation from kitchen with fitted base and wall units with worktops incorporating stainless steel single bowl drainer with mixer taps and tiled splashbacks. Provision under worktops for whitegoods. Tiled floor. Radiator.



**LANDING** Front facing window. Second staircase. Built in storage cupboard.

**BEDROOM 2** 14' 4" x 12' 6" (4.376m x 3.821m) Rear facing windows. Television point. Radiators.



**ENSUITE** Vanity sink unit with cupboards under, display and WC. Fully tiled double shower with hand and rain showerheads. Tiled floor and walls. Downlights. Radiator.



**BEDROOM 3** 15' 5" x 8' 3" (4.705m x 2.528m) Front facing windows. Television point. Radiator.

**BEDROOM 4** 12' 6" x 8' 0" (3.812m x 2.441m) Rear facing window. Built-in wardrobes with double doors. Television point. Radiator

**BEDROOM 5** 11' 7" x 7' 5" (3.551m x 2.269m) Rear facing window. Built-in wardrobe/storage. Television point. Radiator.

**FAMILY BATHROOM** 9' 5" x 8' 2" (2.879m x 2.504m) Front facing window. Vanity sink unit with cupboards under and WC. Bath and tiled shower cubicle with rain and hand shower. Tiled floor and walls. Downlights. Radiator.

**2ND LANDING** Side facing window. Loft access.

**WALK-IN DRESSING ROOM/STORAGE** With Velux window. Radiator.

**BEDROOM 1** 21' 9" x 16' 11" (6.640m x 5.159m) Velux windows making the room very bright. Under eaves storage cupboard. Television points. Downlights. Radiators.



**ENSUITE** 10' 6" x 8' 0" (3.210m x 2.454m) Velux window. Vanity sink unit and WC. Walk-in double shower cubicle with sliding doors with hand and rain shower heads. Tiled walls and floor. Downlights. Heated towel rail and additional radiator.



**OUTSIDE** To the front of the property there is hard standing for several vehicles. To the rear of the property there is a single detached garage and lawned garden with patio area all surrounded by a brick wall boundary. Outside lighting and tap.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: F

**TENURE:** Freehold assumed

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