



**12 Forge Drive,  
Epworth, DN9 1JN**

• This two-bedroom mid-terrace property is an ideal first time buy and is a credit to its current owners. Immaculately presented throughout. Located withing walking distance to the historical market town of Epworth offering a wide range of local amenities. Easily accessible to the M180 motorway network. Comprising of a hallway, cloakroom, kitchen and living room to the ground floor and two bedrooms and bathroom on the first floor. Driveway with parking and electric car charging port. Rear lawned garden. Gas fired central heating and Upvc double glazed. Viewing comes highly recommend. •

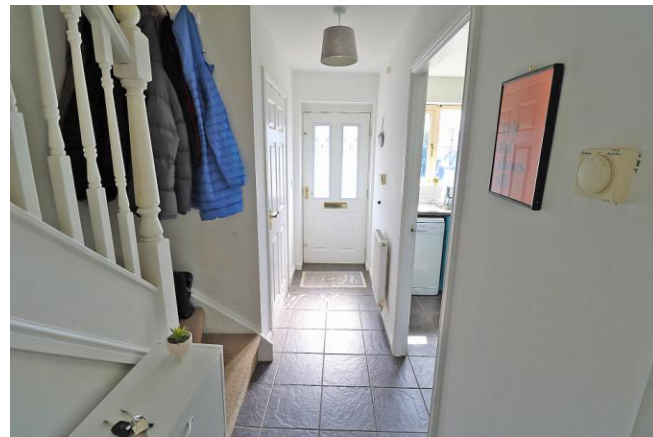
• First Time Buyer Opportunity - Well Presented Throughout - Kitchen - Living Room - Two Bedrooms - Bathroom - Good Location •

**Price Region: £169,995**

**Now Reduced to : £167,000**

**CANOPIED FRONT FACING ENTRANCE DOOR LEADS INTO: -**

**RECEPTION HALLWAY:** Tiled floor. Staircase leading to first floor landing and bedrooms.



**CLOAKROOM:** Front facing window. Low level WC and pedestal wash basin with tiled splash backs. Radiator.



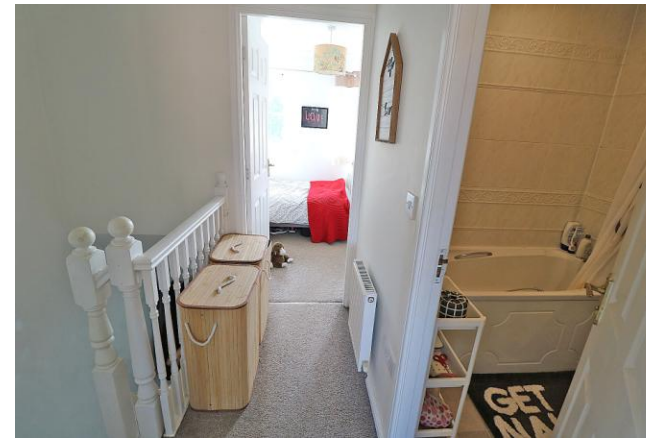
**KITCHEN:** 10' 10" x 5' 5" (3.319m x 1.662m) Front facing window. Fitted wall and base units with drawers. Worktop incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashbacks. Concealed lights. Chrome four ring gas hob with extractor fan over. Built in oven. Provision for white goods. Tiled floor. Radiator.



**LIVING ROOM:** 15' 6" x 12' 4" (4.727m x 3.767m) Rear facing French doors with side screen giving access to rear lawned garden. Built in storage cupboards. Television point. Laminate floor. Radiator.



**FIRST FLOOR LANDING:** Loft Access. Radiator.



**BEDROOM 1:** 10' 2" x 10' 1" (3.110m x 3.094m) Rear facing window. One wall of built in wardrobes with mirrored sliding doors. Radiator.



**BEDROOM 2:** 12' 4" x 8' 10" (3.761m x 2.706m) Front facing windows. Built in cupboard. Radiator.



**BATHROOM:** 6' 8" x 5' 5" (2.043m x 1.657m) Fitted white suite comprising of a low-level WC, pedestal wash basin and panelled bath with shower over. Shaving point. Ceiling spotlights. Radiator.



**OUTSIDE:** To the front there is a driveway with parking. To the rear boasts a paved patio area that benefits from the sun, a decked area and lawned garden. External tap and lights.



**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 Estate Agents – 01427 873236