



**39 Blow Row,  
Epworth, DN9 1HP**

- Located in the historic market town of Epworth and situated on Blow Row this detached bungalow must be viewed to appreciate what is on offer. Comprising of a reception hallway, living room, dining kitchen, utility, two bedrooms and bathroom. Driveway with ample parking and detached garage with the added benefit of an inspection pit. Upvc double glazed and gas fired central heating. Lawned rear garden. External lights. •
- Detached Bungalow - Living Room - Dining Kitchen - Utility - Two Bedrooms - Bathroom  
- Prime Location •

**Price Region: £265,000**



**DETACHED BUNGALOW**

**THE PROPERTY:** Located in the historic market town of Epworth and situated on Blow Row this detached bungalow must be viewed to appreciate what is on offer. Comprising of a reception hall way, living room, dining kitchen, utility, two bedrooms and bathroom. Driveway with ample parking and detached garage with the added benefit of an inspection pit. Upvc double glazed and gas fired central heating. Lawned rear garden. External lights.

**RECEPTION HALLWAY:** Front entrance door with side facing window. Laminate flooring. Radiator



**LIVING ROOM:** 14' 11" x 11' 11" (4.555m x 3.635m)  
Front facing window. Electric fire positioned on a marble slab/hearth. Television point. Radiator.



**DINING KITCHEN:** 17' 0" x 11' 11" (5.207m x 3.638m)  
Side facing windows and rear entrance door. A range of fitted base and wall units with glass fronted cupboards and drawers. Worktop incorporating Porcelain one and half bowl single drainer sink with mixer taps and tiled splashbacks. Free standing 4 ring gas cooker with chrome extractor fan above. Down lights. Loft access. Laminate flooring. Radiator.



**UTILITY ROOM:** Side facing windows. Worktop with provision under for whitegoods. Tiled floor.

**BEDROOM 112' 1" x 11' 5" (3.698m x 3.489m)** Front facing window. Laminate flooring. Radiator,



**BEDROOM 2:** 11' 11" x 9' 10" (3.634m x 3.018m) Rear facing window overlooking the garden. Television point. Radiator.



**BATHROOM:** 7' 1" x 5' 4" (2.160m x 1.649m) Rear facing window. Fitted suite comprising of a pedestal wash basin and low level WC. Bath with side screen and hand shower over. Partially tiled walls. Downlights. Radiator.



**OUTSIDE:** To the front there is a low brick boundary wall with double gates that open on to a driveway with ample parking and a mature hedge boundary to either side. Additional iron gates offer access via a lane to the rear lawned garden. To the rear there is a detached garage with inspection pit, paved patio area and mature hedge boundary. External light.



**SERVICES:** Mains water, electricity, drainage and gas  
**LOCAL AUTHORITY:**  
**COUNCIL TAX:** Band:  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236