



7 Rectory Street, Epworth, DN9 1HX

- Charming Three-Bedroom Detached Home in Prime Epworth Location. Situated in a sought-after position within walking distance of Epworth town centre, this three-bedroom detached property offers fantastic potential for sympathetic modernisation. The accommodation briefly comprises an entrance lobby, living room, dining/sitting room, kitchen, utility room and separate WC. To the first floor are three bedrooms and a family bathroom. Externally, the property features a driveway providing off-road parking for two vehicles, leading to two single garages. To the rear there is a walled yard with a side access gate and views overlooking the historic John Wesley grounds. Additional outdoor storage is also available. This characterful home presents an excellent opportunity for buyers looking to create their ideal home in a desirable and well-connected location. Early viewing is highly recommended to fully appreciate the potential on offer. Contact Agents for a viewing! ●
- 3 bedroom detached house - Prime location in Epworth! - Entrance lobby / Living room / Kitchen - Dining room-Sitting room / Utility / WC - Landing / 3 Bedrooms / Family bathroom - Driveway with two vehicle parking - Two single garages ●

Price Region: £195,000

DETACHED HOUSE

THE PROPERTY

ENTRANCE LOBBY Entrance door leading into the lobby.



LIVING ROOM 14' 0" x 12' 0" (4.283m x 3.680m) Front facing window. Original 1950's tiled fireplace and hearth with electric fire positioned in the original open fireplace. Television point. Radiators.



DINING / SITTING ROOM 13' 11" x 12' 0" (4.258m x 3.680m) Front facing window. Gas fire with wooden surround. Television point. Radiators.



KITCHEN 17' 2" x 7' 11" (5.244m x 2.424m) Rear facing window and door leading into the courtyard. Fitted base and wall units with drawers. Worktop incorporating one and half bowl single drainer with mixer taps and tiled splashbacks. Four ring gas hob with canopied extractor hood above. Built-in separate oven and grill with provision for fridge. Enclosed staircase leading to first floor. Radiator.



UTILITY ROOM 10' 8" x 7' 11" (3.269m x 2.430m) Rear facing window. Worktop incorporating single bowl sink with tiled splashbacks. Wall mounted cupboard and provision for whitegoods.

SEPERATE WC

FIRST FLOOR

LANDING Rear facing window. Built-in floor to ceiling storage cupboards. Radiator.

BEDROOM 1 13' 11" x 12' 0" (4.260m x 3.680m) Front facing window. Built-in floor to ceiling wardrobes/storage. Radiator.



BEDROOM 2 13' 11" x 12' 0" (4.260m x 3.680m) Front facing window. Radiator.



BEDROOM 3 11' 7" x 7' 11" (3.549m x 2.424m) Rear facing window. Radiator.



BATHROOM 7' 11" x 7' 5" (2.425m x 2.281m) Rear facing window. Pedestal hand wash basin with tiled splash back. WC and bath. Radiator.



OUTSIDE Externally, the property features a driveway providing off-road parking for two vehicles, leading to two single garages. To the rear there is a walled yard with a side access gate and views overlooking the historic John Wesley grounds. Additional outdoor storage is also available.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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