



32A High Street, Epworth, DN9 1EP

● Tucked away in a prime High Street position in the highly sought-after historic market town of Epworth, this unique and characterful detached property offers the perfect blend of privacy and town-centre convenience. Set behind a row of shops and offices, the home enjoys a peaceful and secluded setting, while benefiting from immediate access to local amenities. The generous accommodation includes three well-proportioned bedrooms, a double garage, and an extensive rear garden. While some internal works remain unfinished, the property offers a fantastic opportunity for the new owner to complete and personalise the home to their own taste. With its desirable location, spacious layout and scope for improvement, this property represents an exceptional find in one of North Lincolnshire's most attractive towns.

NO CHAIN WITH VACANT POSSESSION! Contact Agents to arrange a viewing! ●

- Rare Opportunity – 3 Bedroom Detached House - Hidden gem in central prime location - Walking distance to all shops & amenities - Requires some cosmetic work to finish off - Ensuite facility - Set behind high brick wall & iron gates - Private garden to the front extended to the side ●

Price Region: £350,000

DETACHED HOUSE

THE PROPERTY A unique chance to acquire this spacious four-bedroom detached home tucked away in a prime High Street location in the sought-after historic market town of Epworth. Nestled behind shops and offices the property enjoys a surprising sense of privacy paired with the convenience of town-centre living. This characterful home offers generous accommodation throughout, including four bedrooms, a double garage, and an extensive rear garden. While some internal works remain unfinished, the property presents a fantastic opportunity to add your own personal touch.

CANOPIED PORCH Tiled roof and tiled floor entrance with entrance door and window leading into: -

RECEPTION HALL Staircase leading to the first-floor gallery landing and bedrooms. Laminate flooring. Cupboard under the stairs. Radiator.



WC Vanity hand wash basin and WC.

LIVING ROOM 22' 11" x 12' 10" (6.997m x 3.925m) Front and side facing windows. Rear facing high level window and side facing French doors opening onto the enclosed paved patio area. Living flame gas fire with marble fireplace surround and hearth. Television points. Radiators.



BREAKFAST KITCHEN 22' 9" x 9' 7" (6.956m x 2.933m) Front and rear facing windows with rear entrance door. A range of fitted base and wall units with drawers. Worktop incorporating one and half stainless-steel sink with mixer taps and chrome splash back. 5 ring gas ring and double oven range with chrome extractor fan above. Provision for whitegoods. Breakfast bar. Downlights. Radiators. Half glass panelled doors leading into: -



SNUG/ DINING AREA 10' 8" x 8' 5" (3.253m x 2.578m) Rear facing window. Radiator.



GALLERY LANDING Front facing window. Radiator. Loft access.



BEDROOM 1 15' 11" x 12' 11" (4.852m x 3.949m) Double aspect windows. Television point. Radiator. Walk-in wardrobe. Radiator.



ENS UITE Side facing window. Vanity sink unit with display top and mirror with shaving point. WC and shower cubicle. Radiator.



BEDROOM 2 10' 7" x 9' 8" (3.250m x 2.959m) Velux window. Radiator.

BEDROOM 3 11' 8" x 9' 8" (3.575m x 2.969m) Front facing window. Radiator.

BATHROOM 9' 0" x 6' 10" (2.760m x 2.097m) Velux window. Pedestal hand wash basin and WC. Bath with hand shower over. Tiled shower cubicle. Half tiled walls. Heated towel rail.



OUTSIDE To the front of the property a high brick wall with double iron gates provides a grand entrance leading to a spacious driveway and a detached double garage. A separate single iron gate offers additional pedestrian access to the front entrance. The front garden features a variety of established trees and shrubs within raised borders. The extensive driveway offers ample off-road parking for multiple vehicles. To the rear a small patio area offers space for outdoor seating with a pathway extending around to the side and rear of the property. Behind the garage lies a secluded lawned area, bordered by mature trees which leads to a private sectioned-off garden. This space includes an additional lawn and large summerhouse.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

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