



9 Lockwood Bank, Epworth, DN9 1JH

- 🏠 Charming 2/3 Bedroom Semi-Detached Bungalow in Prime Epworth Location. Ideally situated within walking distance of Epworth's excellent amenities to include shops, dentist, doctors, post office & variety of food outlets. The property briefly comprises a reception hall, cloakroom, living room, kitchen, two bedrooms, a further snug or third bedroom & bathroom. To the front a low boundary wall with wrought iron gates opens onto a driveway providing off-road parking. The front garden features a small lawn complemented by an attractive rose garden. The driveway continues to a car port and single garage with up & over door & power. At the rear of the property is a well-stocked garden with mature shrubs & flowering plants. There is also a paved patio area & a wooden shed. The bungalow is vacant & chain-free & offers an excellent opportunity for those seeking a home in a desirable location. Early viewing is strongly recommended. •

- Two-bedroom semi detached bungalow - Reception hallway / Cloakroom - Living room / Kitchen - Two bedrooms / Snug or bedroom 3 - Bathroom - Front & rear garden with patio - Single detached garage & car port •

Price Region: £165,000

SEMI-DETACHED BUNGALOW

THE PROPERTY □ Charming Two/Three Bedroom Semi-Detached Bungalow in Prime Epworth Location. Ideally situated within walking distance of Epworth's excellent amenities to include shops, dentist, doctors, post office and a variety of food outlets. This attractive semi-detached bungalow offers versatile and well-maintained accommodation with no onward chain. The property briefly comprises a reception hall, cloakroom, living room, kitchen, two bedrooms, a further snug or third bedroom and a bathroom. To the front, a low boundary wall with wrought iron gates opens onto a driveway providing off-road parking. The front garden features a small lawn complemented by an attractive rose garden. The driveway continues to a car port and single garage with up-and-over door and power. At the rear of the property is a well-stocked garden with mature shrubs and flowering plants. There is also a paved patio area and a wooden shed. This delightful bungalow is vacant and chain-free, offering an excellent opportunity for those seeking a comfortable home in a highly desirable location. Early viewing is strongly recommended.

RECEPTION HALL Side entrance door with side screen leading into the L-shaped hallway with loft access and built-in storage. Radiator.



CLOAKROOM Side facing window. Pedestal hand wash basin and WC. Tiled splash backs. Radiator.



LIVING ROOM 16' 10" x 12' 8" (5.152m x 3.880m)

Front facing window. Electric fire with marble inset and hearth with wooden fireplace surround. Television point. Radiator.



KITCHEN 14' 8" x 6' 10" (4.489m x 2.103m) Front facing window. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splash backs. 4 ring gas hob with extractor fan above and built in oven. Provision for whitegoods. Radiator.



BEDROOM 1 12' 10" x 12' 8" (3.919m x 3.878m)

widest point. Rear facing window over looking garden. Fitted wardrobes with high level cupboards and matching bedside drawers. Radiator.



BEDROOM 2 10' 0" x 10' 0" (3.051m x 3.049m)

Rear facing window. Delft rail. Radiator.



SNUG / BEDROOM 3 10' 0" x 6' 10" (3.056m x 2.101m)

Rear facing patio doors opening into the garden. Recess with built-in high level storage cupboards. Radiator.



BATHROOM 9' 10" x 4' 11" (3.016m x 1.519m) Side facing window. Pedestal hand wash basin. Bath with electric shower over. Partially tiled walls. Built in storage. Radiator.



OUTSIDE To the front of the property a low boundary feature wall with wrought iron gates opens onto a driveway. The front garden includes a small lawned area complemented by an attractive rose garden. To the side of the property the driveway provides off-road parking and leads to a car port, which in turn gives access to a single garage fitted with an up-and-over door and supplied with power. At the rear there is a beautifully maintained well-stocked garden featuring a variety of mature shrubs and flowering plants and a patio area alongside a wooden shed. The garden also benefits from outside lighting and a water tap.



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