



## 8 Eastfield Road, Epworth, DN9 1JQ

● A fantastic opportunity to acquire a 3-bedroom detached home ideally positioned within walking distance of the historic market town of Epworth offering a wide range of local amenities. Located on Eastfield Road this property provides generous & versatile living accommodation. The ground floor briefly comprises entrance hallway, lounge, dining kitchen & conservatory overlooking the rear garden. To the first floor are 3 bedrooms & family bathroom. Externally the property benefits from a low brick boundary wall to the front with a side hedge boundary. A driveway to the side of the house provides ample off-road parking & leads to a single detached garage. To the rear there is a patio seating area & lawned garden all enclosed by wooden fencing. The property further benefits from GFCH & double glazing.

Offered with **NO CHAIN & VACANT POSSESSION**. Early viewing is highly recommended to fully appreciate the location & accommodation on offer. Contact the agents today to arrange a viewing. ●

● Detached 3-bedroom house - Prime location in Epworth! - Hallway / Living room - Dining kitchen / Conservatory - Bathroom - Driveway with ample off-road parking - Detached garage & rear enclosed garden ●

**Price Region: £225,000**



**DETACHED HOUSE - THE PROPERTY**

**RECEPTION HALL** Front facing Upvc entrance door with side screen leading into hallway. Staircase leading to the first floor landing and bedrooms. Under stair storage. Laminae flooring.

**LIVING ROOM 14' 8" x 11' 1" (4.481m x 3.385m)** Front facing window. Feature fireplace surround with tiled insert and hearth. Television point. Radiator



**DINING KITCHEN 16' 11" x 9' 9" (5.163m x 2.974m)** Rear facing window and rear facing French doors leading to conservatory. Fitted pine wall and base units with drawers. Worktops incorporating a stainless steel single bowl drainer sink. Tiled splash backs. Halogen hob with chrome extractor fan above. Built in oven. Provision for white goods. Tiled floor. Radiator



**CONSERVATORY 10' 7" x 8' 11" (3.231m x 2.731m)** Brick base with rear and side facing windows and side facing French doors leading to rear patio area. Tiled floor. Radiator.



**FIRST FLOOR LANDING** Side facing window. Built in storage.



**BEDROOM 11' 11" x 9' 10" (3.654m x 3.008m)** Front facing window. Radiator.



**BEDROOM 2 12' 0" x 9' 11" (3.667m x 3.032m)** Rear facing window. Loft access. Radiator.



**BEDROOM 3 7' 1" x 6' 9" (2.170m x 2.077m)** Front facing window. Radiator.



**BATHROOM 7' 8" x 5' 4" (2.338m x 1.648m)** Rear facing window. Fitted suite comprising of a low-level WC, pedestal hand wash basin and panelled bath with shower over. Fully tiled walls. Tiled floor. Heated towel rail.



**OUTSIDE** To the front there is a low brick boundary wall and a lawned front garden with flower borders. To the side a driveway offers ample parking and access to a detached garage with up and over door. There is access to the rear via the side of the property. The rear garden is also lawned with a patio area and is all enclosed by a wooden fence boundary. External tap and lights.

**FLOOR PLAN TO GO HERE**

**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