



**London House, Market Place,  
Epworth, DN9 1EU**

- Prominently located in a prime central location in the historic market town of Epworth, London house is an impressive building. Offering a variety of uses, offices and self contained flats. The ground floor comprises of a reception hallway, office /commercial room and kitchen area. An impressive staircase leads to the first floor with a further office/ bedsit with separate kitchen and shower room. There is a further bedsit and self contained flat. An enclosed staircase leads to an impressive second floor flat with original beams and exposed A-frames. This property must be viewed to appreciate the opportunity on offer. Contact agents for internal inspection. ●

- London House - Impressive building - Offices - Self contained flats - Central location - - ●

**Price Region: £425,000**

## COMMERCIAL PROPERTY

**RECEPTION HALLWAY:** Front facing entrance door leads into the reception hallway with tiled floor. Rear entrance door giving access onto fountain court, Impressive staircase leading to self contained flats and office space.



**COMMERCIAL/OFFICE POTENTIAL:** 15' 2" x 14' 9" (4.643m x 4.521m) Two front facing sash windows overlooking the market place. Window seat. Stone floor. Electric heaters.

**STORAGE ROOM:** With sink and access to a kitchen.

**KITCHEN:** 12' 3" x 8' 10" (3.744m x 2.701m) Decorative archway into kitchen. Fitted base units with drawers. Worktop incorporating a stainless steel one and a half bowl sink. Tiled splash backs. Ample power points.



**OFFICE/ STUDIO FLAT:** 25' 6" x 18' 7" (7.785m x 5.685m) Four rear facing sash windows overlooking fountain court. Exposed brickwork. wooden floor. Ceiling spotlights. Electric heaters. Inner hallway with electric heater.



**KITCHEN:** 9' 4" x 8' 6" (2.856m x 2.603m) Front facing sash windows. Fitted wall and base units with drawers. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Four ring electric hob with extractor fan over and built-in oven. Integrated fridge.



**SHOWER ROOM:** 7' 1" x 6' 4" (2.173m x 1.940m) Fitted suite comprising of a low-level WC, pedestal wash basin and shower cubicle. Ceiling spotlights.

**BEDSIT/ OFFICE:** 18' 9" x 15' 7" (5.740m x 4.759m) Two front facing sash windows. Electric heater. Door connecting through to a further self-contained flat.

**SHOWER ROOM:** Fitted suite comprising of a low-level WC, pedestal wash basin and corner shower cubicle. Ceiling spotlights.

**SELF CONTAINED FLAT:** 23' 9" x 15' 5" (7.242m x 4.708m) Two front facing sash windows. Electric heater. Kitchen area with fitted base units. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Built in electric oven. Space for white goods.

**BEDROOM:** 13' 3" x 13' 0" (4.063m x 3.980m) Rear facing sash window. Electric heater.

**SHOWER ROOM:** Fitted suite comprising of a low-level WC, hand basin and shower cubicle. Tiled floor. Ceiling spotlights.

**SECOND FLOOR:** Enclosed staircase leading to an impressive flat.

**KITCHEN:** 18' 11" x 14' 9" (5.780m x 4.502m) Rear facing sash windows. Fitted base cupboards with drawers. Worktop incorporating a porcelain sink. Tile splash backs. Chrome four ring gas hob with extractor fan over. Built in oven and integrated fridge and freezer. Provisions for washing machine. Laminate floor. Original beams. Under eaves storage. Ceiling spotlights. Steps up to the living/bedroom area.



**LIVING/ BEDROOM:** 39' 2" x 15' 2" (11.956m x 4.625m) Central chimney separating the living and bedroom areas. Velux windows. Exposed original beams and A-frames. Radiators.



**BATHROOM:** 15' 4" x 10' 1" (4.678m x 3.089m) Velux window. Fitted suite comprising of a claw foot with hand shower attachment, low level WC, pedestal wash basin and shower cubicle. Half tiled walls and tiled floor. Ceiling spotlights. Heated towel rail.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band

**TENURE:** Freehold assumed

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