



**56 Fieldside,
Epworth, DN9 1DP**

- Ideal for first time buyer or rental. This three bedroom semi-detached house is ideally positioned for walking distance to all local amenities to include schools, doctors, dentist and shops in the wonderful historic market town of Epworth. The property briefly comprises reception hallway, living room, dining kitchen, rear lobby and downstairs toilet. Upstairs there is a landing, three bedrooms and family bathroom. There is a lawned garden to the front and enclosed private lawned garden to the rear. Gas fired central heating and Upvc double glazed units. External tap and light. With vacant possession would mean no chain! Call Agents to arrange a viewing! •

- 3 bedroom semi detached house - Reception hallway / living room - Dining kitchen / rear lobby - Landing / 3 bedrooms / family bathroom - Front and rear garden - Walking distance to all local amenities - Gas fired central heating / upvc double glazed units •

Price Region: £159,950

SEMI-DETACHED HOUSE

RECEPTION HALL 7' 1" x 6' 8" (2.179m x 2.035m)

Front facing window and side door with side screen. Laminate floor. Staircase leading to first floor landing and bedrooms. Under stair storage.



LIVING ROOM 16' 7" x 10' 5" (5.080m x 3.176m)

Double aspect windows overlooking the garden. Electric fire with decorative fireplace surround with marble effect hearth and inset. Television point. Radiator.



DINING KITCHEN 16' 7" x 10' 1" (5.065m x 3.088m)

Double aspect windows. Fitted base and wall units incorporating drawers. Worktop incorporating a stainless steel single bowl drainer sink with mixer tap with tiled splash backs. Breakfast bar and free standing electric cooker. There is provision for white goods. Tiled floor in the kitchen area. Radiator.



REAR LOBBY Rear entrance door. Built in storage. Tiled floor. Radiator.

WC Rear facing high level window. Hand wash basin with tiled splash back. Low level WC. Radiator



LANDING Rear facing window. Built in storage cupboard. Radiator

BEDROOM 1 13' 4" x 9' 8" (4.081m x 2.950m) Front facing window. Built in wardrobes/storage. Radiator.



BEDROOM 2 10' 9" x 10' 2" (3.301m x 3.124m) Front facing window. Television point. Radiator



BEDROOM 3 10' 4" x 6' 8" (3.156m x 2.035m) Rear facing window. Built-in storage/wardrobe. Radiator.



BATHROOM 7' 4" x 5' 6" (2.245m x 1.686m) Rear facing high level window. Low level WC and pedestal hand wash basin. Bath with electric shower over. Half tiled walls. Radiator.



OUTSIDE To the front of the property there is a lawned garden with a pathway that leads to a side gate that takes you to the rear of the property. At the rear there is a private lawned garden with established shrubs and a small tree and a patio area all enclosed by a wooden fence boundary.



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 80 |
| (55-68) | D | |
| (39-54) | E | 56 |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

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