

linkagency

5 Bedroom House - Detached for Sale

£375,000

28 Forge Drive, Epworth, DN9 1JN



KEY FEATURES

- VERSATILE 5 DOUBLE BEDROOMS: 2 ENSUITES + FAMILY BATHROOM INCL 3RD SHOWER
- HIGH SPEC FINISH THROUGHOUT; VERY WELL MAINTAINED
- ULTRA MODERN KITCHEN / DINING ROOM + SEPARATE UTILITY ROOM
- LARGER THAN AVERAGE DUAL ASPECT LOUNGE
- 2ND RECEPTION SPACE, SUITABLE FOR A VARIETY OF USES
- LANDSCAPED GARDENS
- AMPLE PARKING FRONT AND REAR PLUS SEPARATE GARAGE
- EASY WALKING DISTANCE INTO THE TOWN CENTRE ; 'ONE STOP' GROCERY SHOP CLOSE-BY
- EASY ACCESS TO DONCASTER AND SCUNTHORPE VIA BUS AND CAR
- RURAL MARKET TOWN LIVING WITH EASY ACCESS TO M180, M18 AND M62

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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Offering accommodation which every modern family desires, this versatile, spacious, exclusive Ben Bailey property is located west of the town centre and is within easy walking distance of all the towns varied amenities. In brief, the well-designed home benefits, at ground floor level, from an ultra modern dining kitchen with a feature breakfast island ; a separate utility room; a WC; a larger than average lounge and a second reception room, suitable for a variety of uses . On the first floor are 3 double bedrooms including a fabulous super king size principal bedroom suite with floor to ceiling wardrobes across one wall, this room also has an ensuite shower room . The two other double bedrooms on the first floor, benefit from a family bathroom with a bath and separate shower. The second floor features 2 king size bedrooms , one which also benefits from an ensuite shower room. Outside there is ample parking to the front and rear as well as beautifully landscaped gardens; the rear garden features walls to 2 sides thus creating privacy and a pleasant area in which to relax; a rear gate leads to rear parking and a separate brick built garage.

EPWORTH

Epworth offers a blend of historical charm, modern amenities, and a strong community spirit, making it an attractive option for those seeking a balance between rural tranquility and accessibility to larger towns and cities. With its rich history, friendly atmosphere, and good transport links, Epworth provides a high quality of life for residents of all ages.

Epworth is a popular, charming rural town located in North Lincolnshire, in an area known as the Isle of Axholme approximately midway between Goole and Gainsborough. The town lies approximately 12 miles west of Scunthorpe, 17 miles east of Doncaster, 21 miles south of Goole and approximately 30 miles north of Lincoln , making it well-positioned for those seeking a country town lifestyle with easy access to larger towns .

Epworth is steeped in history, dating back to at least the 11th century. It is famously known as the birthplace of John Wesley, the founder of Methodism, and his brother Charles Wesley. Their childhood home, the Old Rectory, is now a museum and a key historical site in the town. Epworth's rich history is reflected in some of its well-preserved architecture.

Despite its small size, Epworth offers a range of amenities to cater to residents' needs. The town centre features a variety of independent shops, cafes, and restaurants as well as a garden centre providing a friendly and personal shopping experience. There are also several pubs, which serve as social hubs for the community. The town benefits from a doctors surgery and a pharmacy. For recreation, residents can enjoy Epworth Leisure Centre, which offers various sports facilities and fitness classes. The town also boasts several parks and green spaces, perfect for outdoor activities and family outings. Additionally, Epworth holds regular community events, fostering a strong sense of community.

Transport

Epworth is well-connected by road, making it easy to travel to nearby towns and cities. The A161 road runs through the town, linking it to the M180 motorway, which provides convenient access to Doncaster, Scunthorpe, and further afield. Although there is no railway station in Epworth, the nearby towns of Doncaster and Scunthorpe offer regular train services to major cities including London, Leeds, and Sheffield.

For those who prefer public transport, there are bus services that connect Epworth to surrounding villages and towns.

Schools

Epworth has a well-regarded primary school and secondary education is at South Axholme Academy, south of the town.

There are also several nurseries and childcare facilities in the area.

Additionally, the town's proximity to larger cities and towns means that families have access to a wider range of educational institutions, including colleges and universities, within a short commute.

ENTRANCE HALLWAY

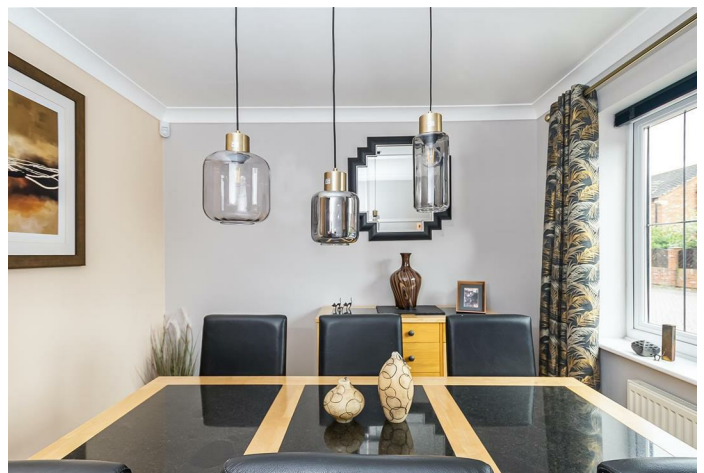
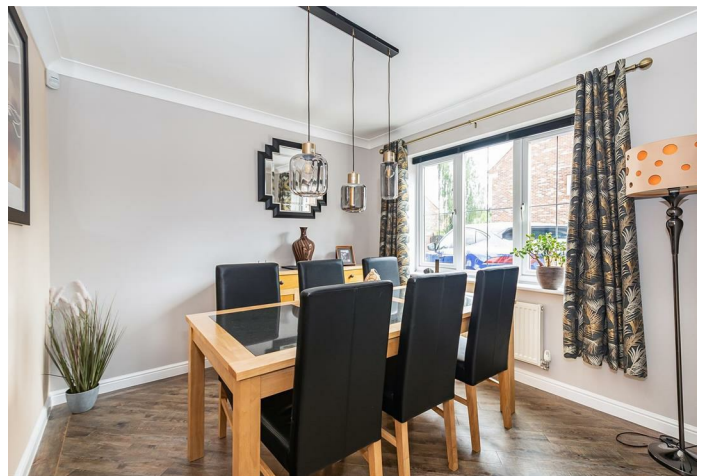
13'4" x 6'5"

Composite door with feature windows above and to the side - Karndean flooring - Radiator - Under-stairs cupboard

GROUND FLOOR WC

6'3" x 3'0"

Vinyl flooring - Low flush WC - Pedestal wash basin - Aspect to the side



KITCHEN / DINING ROOM

20'5" x 11'11"

Open plan, upgraded, ultra modern dining kitchen - Wood effect , quality vinyl flooring throughout

Kitchen

High-spec kitchen with contemporary, gloss white and grey base and eye level units to the ceiling - Breakfast island with socket - Composite work tops with up-turns - 1.5 bowl stainless steel sink with chrome mixer tap - Zoned ceiling down lights - Integrated Bosch double ovens - Bosch electric, halogen hob - Glass extractor hood - Glass splash back to hob area - Space and plumbing for dishwasher - Window with aspect to the side - Contemporary, vertical panel radiator - Gas central heating boiler

Dining area

Window with aspect to the garden - Double french doors to the rear patio - Radiator

UTILITY ROOM

6'5" x 5'7"

High gloss base and eye level units to match kitchen - Single drainer composite sink with chrome mixer tap - Composite work top with up-turn - Glass splash-back - Built-in microwave - Space and plumbing for washing machine and dryer - Radiator - Single door to the garden - Quality vinyl flooring

DINING ROOM / RECEPTION 2

9'11" x 9'7"

Reception 2 suitable for a variety of uses - Karndean flooring - Aspect to the front - Radiator

LOUNGE

22'6" x 11'7"

Very large dual aspect room - Feature fireplace with granite effect back and hearth - Gas fire set in chrome surround with stone effect fire - Fitted carpet - Aspect to the front - Aspect to the rear with french doors

PRINCIPAL BEDROOM

16'4" x 11'11"

First floor super king size room room - Floor to ceiling wardrobes across one wall including 4 double wardrobes, plus 2 cupboards with shelves and drawers under - Radiator - Fitted carpet - Aspect to the front

PRINCIPAL ENSUITE

6'9" x 5'11"

Fully tiled walls - Corner mains shower with glass sliding shower doors - Low flush WC - Pedestal wash hand basin - Window to the rear - Extractor fan

BEDROOM 5

12'0" x 10'2"

Double room - Fitted carpet - Radiator - Aspect to the rear

STAIRS AND LANDINGS

Fitted carpet to stairs - Wood balustrades - Airing cupboard with water tank to landing 1 - Built-in eaves storage cupboard to landing 2

FAMILY BATHROOM

10'9" x 6'9"

Fully tiled walls - Tiled floor - 4 piece suite : separate mains shower in cubicle; bath with mixer tap; low flush WC ; pedestal wash basin - Radiator - Aspect to the rear

BEDROOM 4

12'7" x 10'2"

Double room - Wardrobes - Aspect to the front - Fitted carpet - Radiator

BEDROOM 2, 2ND FLOOR

14'2" x 12'8"

King size room - Fitted wardrobes - Fitted carpet - Aspect to the front - Radiator

BEDROOM 2 ENSUITE

7'10" x 3'3"

Fully tiled - Mains shower in cubicle with glass door - Low flush WC - Pedestal wash basin - Extractor fan - Sky light window with aspect to the front

BEDROOM 3 2ND FLOOR

14'3" x 11'11"

Large, king size bedroom - Dual aspects front and rear - Fitted carpet - Radiator - Loft access



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GARDENS

Landscaped

Front

Parking space - Gravel area with plants - Paved footpath to the front door - Block paved parking area

Sides

High brick wall to 2 sides - Fencing to other side

Rear

Landscaped private garden - Large paved patio space - Lawn with brick border - Mature variegated shrubbery and small trees

SEPARATE GARAGE

16'8" x 8'9"

Single brick built -Electric roller door - Power

EXTRA DETAILS

Built by Ben Bailey Homes in 2005

Improved kitchen

Recent boiler

Gas central heating

Upvc double glazing

Council Tax Band E

JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent"s expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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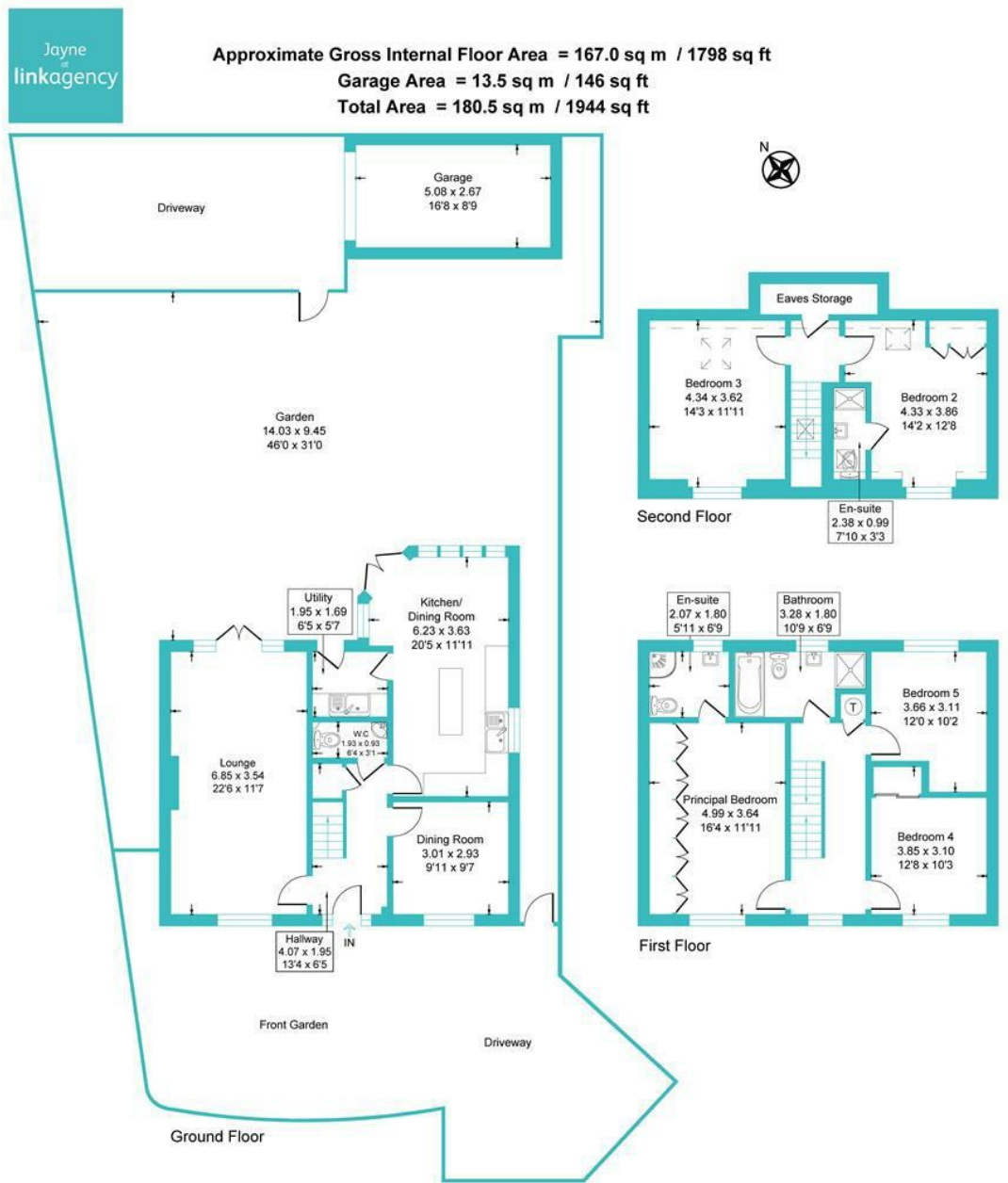


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	85
EU Directive 2002/91/EC		

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