



**11 Vinegarth,
Epworth, DN9 1SW**

● Exceptional Modern 3 Bedroom Bungalow situated in a highly desirable area of Epworth offering thoughtfully designed accommodation with stylish open-plan living & impressive landscaped garden. The exceptional open-plan living space combining a contemporary kitchen, dining area & lounge to create a bright & versatile family environment. The design has been carefully considered to provide both comfortable everyday living. Featuring 3 double bedrooms & family bathroom. Externally the front garden provides ample off-road parking while the rear garden is a standout feature offering a variety of attractive patio areas & dedicated outdoor BBQ/cooking room. The large bi-folding doors open directly onto the garden, seamlessly connecting the indoor & outdoor spaces creating an exceptional area for entertaining. This bungalow combines modern style practical living & superb outdoor space. Internal viewing is highly recommended to fully appreciate the quality of the accommodation on offer. ●

● 3-bedroom detached bungalow - Beautifully presented throughout - Open plan kitchen/living/dining - 3 double sized bedroom - Modern shower room - Off road parking - Outside storage room/garage ●

Price Region: £460,000

Exceptional Modern Three-Bedroom Bungalow in a Sought-After Epworth Location. Situated in a highly desirable area of Epworth, this beautifully presented modern three-bedroom bungalow offers thoughtfully designed accommodation with stylish open-plan living and an impressive, landscaped garden ideal for entertaining. The heart of the home is the exceptional open-plan living space, combining a contemporary kitchen, dining area, and lounge to create a bright and versatile family environment. The design has been carefully considered to provide both comfortable everyday living and the perfect setting for entertaining guests. The property features three generously sized double bedrooms and a modern family bathroom, providing excellent accommodation for families. Externally, the front garden provides ample off-road parking, while the rear garden is a standout feature, offering a variety of attractive patio areas and a dedicated outdoor BBQ/cooking room. The large bi-folding doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces and creating an exceptional area for entertaining or relaxing with family. This unique bungalow combines modern style, practical living, and superb outdoor space. Internal viewing is highly recommended to fully appreciate the quality and versatility of the accommodation on offer.

ENTRANCE PORCH 6' 9" x 5' 9" (2.075m x 1.773m)

Entrance door and full-length frosted window. Radiator. Access straight into the open plan living area.



LIVING DINING KITCHEN ROOM 32' 9" x 18' 9" (10.434m x 5.739m)

Rear-facing bi-fold doors open onto the south-facing garden, which features a range of patio areas and a covered outdoor BBQ/kitchen area (if desired). The kitchen is fitted with a range of base and wall units, complemented by worktops incorporating an undermounted sink with a bronze mirrored splashback. Integrated appliances include an induction hob, microwave, combination oven, separate built-in oven, dishwasher, and tall fridge freezer with ice maker. A breakfast bar provides additional storage with drawers and cupboards beneath. Further features include a glazed internal wall which separates the kitchen from a small utility/storage with a front-facing window, provision for white goods, boiler, additional worktop space, ceiling spotlights, television point, and laminated floor. Radiators.



BEDROOM 1 16' 2" x 10' 9" (4.951m x 3.299m)

Rear-facing tilt-and-turn patio doors open onto the south-facing garden and covered tiled patio area, creating an ideal space for indoor-outdoor living. Radiator.



BEDROOM 2 11' 8" x 10' 7" (3.563m x 3.230m)

Rear-facing French doors open onto a gravelled patio area. The room also benefits from a radiator and access to the loft, which is partially boarded and fitted with a loft ladder, providing useful additional storage space.



BEDROOM 3 11' 6" x 8' 9" (3.515m x 2.683m)

The room benefits from a front-facing window, recessed ceiling spotlights, and a radiator.



SHOWER ROOM 9' 5" x 6' 7" (2.894m x 2.012m)

Side-facing window. Wall-mounted floating double vanity unit with twin basins and a large mirror above with integrated feature lighting. Spacious walk-in double shower with rain shower head. Tiled recessed display shelf. Japanese-style WC with remote-control functionality. Full-height tiled walls throughout. LED downlights to ceiling. Vertical heated towel rail.



OUTSIDE To the front of the property is a gravelled driveway providing ample off-road parking, with a security sinking post positioned at the entrance for added peace of mind. The driveway leads directly to the front entrance of the bungalow. The front garden is beautifully enclosed by mature hedging and trees, creating a private and attractive setting. To the right side is a landscaped shrubbed area featuring a selection of established shrubs, feature trees, and decorative rock features. A wooden gate to the left side of the bungalow provides access to the rear garden. The rear garden offers a superb range of features, including multiple patio areas ideal for outdoor entertaining, a covered BBQ/cooking area which creates an additional outdoor room, and pathways enhanced by sunken lighting. Further features include a garden shed with log store, a raised garden feature, and additional seating areas. The garden is fully enclosed by wooden fencing and mature shrubs, offering excellent privacy. A personal door from the rear garden leads into a workshop/storage room and garage. External lighting and a water tap are also provided.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough