



**27 Rectory Street,  
Epworth, DN9 1HX**

- A delightful two-bedroom detached bungalow situated in the heart of the popular and historic market town of Epworth offering excellent local amenities and within walking distance of the town centre. The accommodation briefly comprises entrance hallway, kitchen, living room, conservatory, two bedrooms and a wet room. The property is approached via iron gates that open onto a private driveway providing off-road parking and access to a single detached garage. The front garden is mainly laid to lawn with a low boundary wall, while the rear garden is similarly laid to lawn with attractive pathways and well-maintained borders enclosed by a combination of wooden fencing and brick walling. Offered with no onward chain and vacant possession, this charming bungalow presents an excellent opportunity for those seeking single storey living close to the amenities of Epworth. Viewing is highly recommended – contact the agents to arrange an appointment. ●
- 2 bedroom detached bungalow - Hallway - Living room - kitchen - 2 bedrooms - Wet room - Conservatory - Single detached garage - Front & rear garden - Within walking distance to Epworth Town Centre - Excellent local amenities ●

**Price Region: £245,000**

**Now Reduced to : £239,500**

## DETACHED BUNGALOW

**ENTRANCE HALL** L shaped hallway. Radiator.

**LIVING ROOM 18' 11" x 9' 11" (5.782m x 3.035m)**

Front facing bow window and rear patio doors leading into the conservatory. Ornamental wrought fireplace and feature heath. Television point. Laminate flooring. Radiator.



**KITCHEN 9' 5" x 8' 10" (2.873m x 2.706m)** Front facing bow window. A range of base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splash backs. Breakfast bar. Chrome four ring gas hob with extractor fan above and oven below. Laminate flooring. Provision for whitegoods. Radiator.



**BEDROOM 1 12' 5" x 10' 2" (3.785m x 3.110m)** Rear facing window. Radiator. Loft access.



**BEDROOM 2 10' 2" x 7' 6" (3.110m x 2.305m)** Rear facing window. Radiator.



**WET ROOM 7' 8" x 5' 5" (2.354m x 1.671m)** Rain shower and hand shower. WC and floating vanity sink unit with drawers under. Ceiling spotlights. Heated towel rail.



**CONSERVATORY 11' 9" x 7' 9" (3.605m x 2.364m)**

Brick based UPVC conservatory with triple aspect windows and side entrance door leading to the patio area and enclosed lawned garden. Tiled floor.



**OUTSIDE** The property is accessed via iron gates that open into a driveway offering off road parking. This leads to a detached single garage. To the front there is a lawned garden with a low boundary lawn. To the rear of the property there is a lawned garden with charming little pathways and borders all enclosed by a combination of wooden and brick boundary. Outside lighting and tap.



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Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: B

**TENURE:** Freehold assumed

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