



**8 Castle Drive,
Epworth, DN9 1SL**

• A rare opportunity to acquire a detached bungalow in a highly sought-after location, within easy walking distance of the centre of the historic market town of Epworth. The well-proportioned accommodation briefly comprises reception room, kitchen, living room, dayroom, three bedrooms (including a principal bedroom with en-suite) and a family bathroom. The property enjoys truly stunning panoramic views, which must be seen in person to be fully appreciated. Epworth offers a wide range of local amenities including independent shops, restaurants, bakeries, doctors and dental practices. The town is also conveniently located for access to major motorway networks, making it ideal for commuters. Viewing is highly recommended to fully appreciate the location, views, and accommodation on offer.

Contact the agents today to arrange an internal inspection. •

• 3-bedroom detached bungalow - Prime location in Epworth! - Reception room / Kitchen / Living room - Day room / 3 bedrooms - Ensuite facility / Family bathroom - Driveway with off road parking - Front & rear garden •

Price Region: £425,000

DETACHED BUNGALOW

THE PROPERTY

RECEPTION ROOM 15' 11" x 12' 7" (4.855m x 3.858m)

Front facing window and entrance door. Rear facing window overlooking day room. Built in storage. Loft access. Double glass panelled doors leading into living room and archway into kitchen. Ceiling spotlights. Laminate flooring. Radiators



KITCHEN 20' 7" x 8' 8" (6.287m x 2.644m)

Front facing windows. Extensive fitted base and wall units with drawers, glass fronted cupboard, corner display shelving, pan drawer and large storage. Four ring gas chrome hob with extractor fan above and built-in oven under. Worktop incorporating a single bowl drainer sink with mixer tap. Tiled splash backs. Provision for white goods. Tiled floor. Ceiling spotlights. Radiator. Rear personal door leading to the garden.



LIVING ROOM 15' 4" x 11' 4" (4.683m x 3.466m)

Front facing bay window. Television point. Upvc French door leading into the day room. Ornamental recesses with beam mantle. Laminate flooring. Radiator.



DAY ROOM 18' 4" x 14' 9" (5.592m x 4.514m)

Rear and side windows overlooking the garden with wonderful panoramic views. Side facing French doors to patio and garden. Laminate flooring. Large Velux windows. Radiator.



BEDROOM 1 12' 2" x 10' 0" (3.715m x 3.060m)

Rear facing window and window overlooking the day room. Fitted wardrobes and high-level storage display and drawers. Television point. Radiator.



BEDROOM 3 9' 5" x 6' 2" (2.882m x 1.903m)

Side facing window. Laminate flooring. Radiator.



BATHROOM 9' 7" x 8' 8" (2.943m x 2.648m)

Side facing window. Twin vanity sink unit with display central drawers and cupboards under. Censor mirrors above. Low level WC and bidet. P-shaped bath with shower over and side screen. Fully tiled walls and floor. Ceiling spotlights. Built-in storage. Radiator.



BEDROOM 2 15' 0" x 8' 7" (4.593m x 2.617m)

Front facing window. Radiators.



ENS UITE Rear facing window. Vanity sink with display top and drawers under. Low level WC and shower cubicle. Ceiling spotlights. Loft access. Radiator.



OUTSIDE To the front of the property is a driveway providing off-road parking alongside a lawned garden. The rear garden is predominantly laid to lawn and features a brick block patio seating area, summerhouse and garden shed. The garden is fully enclosed by a combination of hedge and wooden fencing and enjoys stunning views over open countryside. Additional features include an external tap and outdoor lighting.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

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