



**15 Eastfield Road,  
Epworth, DN9 1JQ**

- Extended Two-Bedroom Semi-Detached Bungalow – No Chain. Offered to the market with no onward chain this extended two-bedroom semi-detached bungalow provides well-proportioned accommodation and is ideal for a range of buyers. The property briefly comprises a reception hallway, living room and living kitchen. There are two bedrooms and a shower room. Externally the front of the property features a lawned garden with mature evergreen shrubs along with a driveway providing off-road parking all enclosed by a low wall boundary. A side driveway leads to a detached sectional garage with double wooden doors and a side window. To the rear there is a low-maintenance enclosed yard and patio area. Additional benefits include uPVC double glazing and gas-fired central heating. Vacant possession – no chain delay. Contact Agents to arrange a viewing! ●
- 2-bedroom semi-detached bungalow - Reception Hall / Living room / Kitchen - Two bedrooms and shower room - Driveway and detached single garage - Rear maintenance free garden - Good motorway access - Excellent local amenities ●

**Price Region: £175,000**

**DETACHED BUNGALOW**

**THE PROPERTY**

**RECEPTION HALL** Side entrance door. L-shaped hallway. Laminate flooring. Loft access. Built-in storage cupboard. Radiator.



**LIVING ROOM** 17' 7" x 10' 3" (5.370m x 3.129m) Front facing window. Laminate flooring. Television point. Radiator.



**LIVING KITCHEN** 17' 6" x 17' 1" (5.355m x 5.226m)

L-shaped kitchen dining area with side and rear facing window and rear French doors. A range of fitted base and wall units with drawers. Worktops with upstands incorporating one and half stainless-steel bowl single drainer with mixer taps. Larder storage. Provision for whitegoods. Stoves 5 gas ring range with double oven and chrome extractor fan above. Ceiling downlights. Laminate flooring. Radiators.



**BEDROOM 1** 12' 2" x 10' 0" (3.729m x 3.069m) Rear facing window overlooking living area and enclosed rear patio. Radiator.



**BEDROOM 2** 9' 6" x 8' 9" (2.907m x 2.686m) Front facing window. Radiator.



**SHOWER ROOM** 7' 5" x 5' 4" (2.274m x 1.643m) Side facing window. Pedestal hand wash basin and WC. Walk in shower cubicle with hand and rain shower heads. Radiator.



**OUTSIDE** Externally the front of the property features a lawned garden with mature evergreen shrubs along with a driveway providing off-road parking all enclosed by a low wall boundary. A side driveway leads to a detached sectional garage with double wooden doors and a side window. To the rear there is a low-maintenance enclosed yard and patio area



**FLOOR PLAN TO GO HERE**

**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