



**1A Station Road,
Epworth, DN9 1JU**

• Situated in a highly sought-after position in the popular market town of Epworth this well-presented 3-bedroom semi-detached home offers comfortable family living with excellent local amenities just a short walk away. Briefly comprising entrance hallway, spacious L-shaped living & dining room & a well-proportioned dining kitchen. First floor are 3 bedrooms, family bathroom & landing providing access to all rooms. Externally the property enjoys a front garden & driveway providing off-road parking leading to a detached single garage. The rear features an enclosed lawned garden with a patio area. The front of the property faces Station Road while the rear overlooks the attractive Battle Green. Ideally located within walking distance of Epworth town centre residents can enjoy a wide range of local amenities including doctors' & dentist, schools, independent shops, supermarkets, cafés & restaurants. Contact the selling agent today to arrange an appointment. •

• 3-bedroom semi-detached house - Reception hall / Living dining room - Dining kitchen / Landing - Three bedrooms / Family bathroom - Ample off-road parking - Front & rear garden - Detached single garage •

Price Region: £215,000

SEMI-DETACHED HOUSE

RECEPTION HALL Upvc door with side screens. Staircase leading to first floor landing and bedrooms. Under stairs storage cupboard. Radiator.



LIVING DINING ROOM 21' 2" x 13' 11" (6.455m x 4.251m) L shaped room with front facing window and rear facing patio doors. Television point. Radiator.



DINING KITCHEN 17' 4" x 10' 4" (5.292m x 3.155m) Rear facing window overlooking garden. Side entrance door. A range of fitted base and wall units with drawers, glass fronted cupboards, larder storage and corner display unit. Worktop incorporating a one and half porcelain sink unit with mixer tap and tiled splash backs. Free standing electric cooker with chrome extractor above. Provision for whitegoods. Laminate flooring. Radiator.



LANDING Side facing window. Built in storage cupboard. Loft access.



BEDROOM 1 11' 6" x 11' 2" (3.507m x 3.423m) Rear facing window. A range of fitted wardrobes some with mirror sliding doors. Television point. Radiator.



BEDROOM 2 13' 4" x 9' 9" (4.073m x 2.973m) Front facing window. Television point. Radiator.



BEDROOM 3 7' 3" x 6' 8" (2.219m x 2.041m) Front facing window. Fitted single bed with drawers and cupboard under. Built-in wardrobe with sliding mirror doors. Radiator.



BATHROOM 7' 7" x 5' 5" (2.331m x 1.664m) Rear facing window. Pedestal hand wash basin and WC. Bath with electric shower over, recessed mirrored display. Wooden floor. Radiator and vertical heated towel rail.



OUTSIDE Externally the property has a front lawned garden with established hedge boundary, plants and shrubs with a driveway providing off-road parking. There is a single detached garage and thereafter an iron personal gate leads to the front door. To the side of the property access takes you to the rear garden with lawned area and patio area all enclosed by a wooden fence boundary. The front of the property faces Station Road while the rear overlooks the attractive Battle Green. Outside lighting and tap.



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