



5 Sycamore Close, Epworth, DN9 1NU

- An immaculately presented 2-bedroom semi-detached bungalow ideally situated on a quiet private no-through road in the popular historic market town of Epworth within easy walking distance of the town centre. The property offers well-presented open-plan living comprising an open-plan living area & kitchen, 2-bedrooms & a modern bathroom. Externally the driveway provides off-road parking for a couple of vehicles. To the rear the low-maintenance paved garden features private patio areas & well-stocked borders creating an ideal space for relaxing or entertaining. The garden is fully enclosed by a wooden fence offering a good degree of privacy. Epworth boasts an excellent range of local amenities, including doctors' & dentist, shops, restaurants & variety of places to eat making it a convenient & desirable location. Early viewing is highly recommended to fully appreciate the accommodation, presentation & location this lovely bungalow has to offer. Call agents to arrange a viewing! •
- 2 bedroom semi-detached bungalow - Beautifully presented throughout - Open plan kitchen/living/dining - Two bedrooms and bathroom - Viewing comes highly recommended - End of quiet no through private road - Stone cills •

Asking Price: £215,000

THE PROPERTY:

An immaculately presented two-bedroom semi-detached bungalow, ideally situated on a quiet, private no-through road in the popular historic market town of Epworth, within easy walking distance of the town centre. The property offers well-presented, open-plan living accommodation, comprising an open-plan living area and kitchen, two bedrooms and a modern bathroom. Externally, the driveway provides off-road parking for two vehicles. To the rear, the low-maintenance paved garden features private patio areas and well-stocked borders, creating an ideal space for relaxing or entertaining. The garden is fully enclosed by a wooden fence, offering a good degree of privacy. Epworth boasts an excellent range of local amenities, including doctors' and dental surgeries, shops, restaurants and a variety of places to eat, making it a convenient and desirable location. Early viewing is highly recommended to fully appreciate the accommodation, presentation and location this lovely bungalow has to offer. Contact the selling agents today to arrange your viewing!

OPEN PLAN LIVING ROOM 28' 0" x 10' 8" (8.547m x 3.272m) The kitchen benefits from dual aspect windows, a side entrance door and a rear door leading to the enclosed patio area. It is fitted with a range of base and wall units with concealed lighting and drawers, complemented by worktops with upstands and a stainless-steel single drainer sink with mixer taps. Integrated appliances include a slimline dishwasher, halogen hob with extractor fan above, built-in oven, fridge, freezer and washing machine. A breakfast bar provides additional seating and preparation space. Further features include ceiling downlights, laminate flooring, a radiator, television point and loft access with a ladder to a half-boarded loft. Superfast broadband is available.



BEDROOM 1 10' 11" x 9' 4" (3.349m x 2.866m) Side facing window. Laminate flooring. Radiator.



BEDROOM 2 9' 5" x 7' 0" (2.888m x 2.143m) Front facing window. Laminate flooring. Radiator.



BATHROOM 8' 6" x 5' 8" (2.604m x 1.751m) Side facing window. WC and pedestal hand wash basin. Bath and shower cubicle with hand and rain shower. Tiled walls. Laminate flooring. Ceiling downlights. Heated towel rail.



OUTSIDE Externally, the driveway provides off-road parking for two vehicles. To the rear, the low-maintenance paved garden features private patio areas and well-stocked borders, creating an ideal space for relaxing or entertaining. The garden is fully enclosed by a wooden fence, offering a good degree of privacy.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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