



**10 Reapers Rise,
Epworth, DN9 1JE**

- A wonderful opportunity to acquire a 3-bedroom detached home ideally situated at the end of a quiet cul-de-sac. Occupying a generous corner plot the property offers both privacy & excellent potential for extension. Epworth offers a range of good local amenities to include doctors, dentists, schools & shops. Briefly comprising reception hall, living room, dining room & kitchen. First floor with 3 bedrooms & family bathroom accessed via the landing. Externally the property benefits from a driveway leading to a detached single garage, along with a gravelled area providing additional parking. Established shrubs enhance the front aspect. A gated side pathway leads to the rear garden. The enclosed rear garden is mature and private, featuring pathways, flower borders, shrubs & small trees. A charming summerhouse adds further appeal to this outdoor space. Offered to the market with no onward chain this property must be viewed to fully appreciate its potential. Call Agents to arrange a viewing! ●
- 3-bedroom detached house - Prime location in Epworth! - Walking distance to all shops & amenities - Offers potential for scope to extend - Well-presented sizable gardens - Detached single garage - Well-presented throughout ●

Price Region: £249,950

DETACHED HOUSE

RECEPTION HALL Upvc entrance door with glass side panel. Staircase to first floor landing and bedrooms. Under stairs storage. Radiator.



LIVING ROOM 13' 8" x 11' 11" (4.177m x 3.650m) Front facing window. Television point. Mahogany fireplace surround with living flame gas fire and marble inset hearth. Radiator. Archway opens to:-



DINING ROOM 11' 11" x 8' 11" (3.646m x 2.731m) Rear facing patio doors leading into the garden. Radiator. Personal door leading into:-



KITCHEN 10' 4" x 10' 4" (3.174m x 3.168m) Rear facing window overlooking garden. Side door. Fitted base and wall units with drawers. Worktop with turn ups. Stainless steel one and half bowl with mixer taps. Provision for free standing cooker and whitegoods. Radiator.



LANDING Side facing window. Built-in storage. Radiator. Loft access.



BEDROOM 1 13' 3" x 9' 11" (4.064m x 3.038m) Front facing window. Radiator.



BEDROOM 2 13' 3" x 9' 5" (4.064m x 2.873m) Rear facing window. One wall with built-in floor to ceiling wardrobes. Radiator.



BEDROOM 3 8' 11" x 6' 11" (2.739m x 2.111m) Front facing window. Built-in wardrobe storage. Radiator.



BATHROOM 8' 4" x 5' 6" (2.558m x 1.687m) Rear facing window. Pedestal hand wash basin, WC and bath. Half tiled walls. Radiator.



OUTSIDE Externally, the property benefits from a driveway leading to a detached single garage, along with a gravelled area providing additional parking. Established shrubs enhance the front aspect. A gated side pathway leads to the rear garden. The enclosed rear garden is mature and private, featuring pathways, flower borders, shrubs, and small trees. A charming summerhouse adds further appeal to this outdoor space. Outside lighting and tap.



FLOOR PLAN TO GO HERE

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