



**‘Thurlow House’, 15 Station Road,
Epworth, DN9 1JU**

- Beautifully Presented 3 -Bedroom Semi-Detached Home situated in the highly sought-after historic market town of Epworth. This beautifully presented 3-bedroom semi-detached property offers stylish & comfortable accommodation throughout. Ground floor comprises a spacious lounge/dining room & a well-appointed kitchen. First floor with 3 bedrooms & family bathroom. Externally the property benefits from a delightfully enclosed courtyard featuring an attractive pergola & seating areas all enclosed by timber fencing to provide a private & welcoming outdoor space. Presented to an excellent standard throughout this charming home is sure to appeal to a range of buyers so an early viewing is highly recommended. Epworth offers a wealth of local amenities to include doctors, dentists, shops, schools & leisure facilities. Also excellent transport links with access to major motorway networks make it an ideal location for commuters. Contact the selling agent today to arrange your viewing. ●📞
- 3 bedroom semi-detached house - Beautifully presented throughout - Living dining room / Kitchen - Interesting landing / 3 bedrooms - Bathroom - Prime location in Epworth - Excellent local amenities – Off road parking●

Price Region: £229,950

SEMI-DETACHED HOUSE

THE PROPERTY

LOUNGE/DINING ROOM 23' 3" x 12' 10" (7.111m x 3.913m) A welcoming open plan living/dining room with character, featuring original brick fireplace with multi fuel stove creating a cozy focal point. Lots of natural light from the two front windows and French doors leading out onto the enclosed rear courtyard. Built in cupboards and shelving provide excellent storage and an exposed beam creates a rustic feel. LVP flooring and neutral tones create a versatile heart of the home. Television point. Radiators.



KITCHEN 15' 4" x 14' 4" (4.697m x 4.381m) The kitchen is a bright welcoming space with plenty of character. Shaker style units paired with solid oak worktops provide a timeless country feel. Lots of cupboards and drawer storage with integrated cooker, hot, microwave, fridge freezer, washer and dishwasher giving a seamless vibe. Oak shelves providing extra storage provision. Two windows create a bright inviting space. LVP flooring and a large under stairs cupboard. Radiator. Enclosed staircase leading off to first floor.



LANDING Side facing window. Loft access. Radiator. Step up to: -



BEDROOM 1 13' 4" x 11' 8" (4.078m x 3.581m) Front facing window. Radiator.



BEDROOM 2 13' 4" x 10' 9" (4.078m x 3.292m) Front facing window. Panelled effect wall. Radiator.



BEDROOM 3 9' 4" x 7' 7" (2.852m x 2.327m) Side facing window. Radiator.



BATHROOM 11' 0" x 7' 10" (3.360m x 2.394m) Side facing window. A family bathroom with roll top bath and overhead shower. WC and vanity basin with display top and drawers with shelving under. Partially tiled, tongue and groove panelling and LVP flooring. Heated towel rail with radiator.



OUTSIDE Rear enclosed courtyard garden designed to be low maintenance whilst offering space to relax. York stone patio with hard wood pergola surrounded by mature shrubs adding interest throughout the year. 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