



2 Selby Close, Epworth, DN9 1GH

● A fantastic opportunity to acquire this well-maintained two-bedroom detached bungalow with an attached single garage, ideally situated in a sought-after location within the historic market town of Epworth. The property is within easy walking distance of the town centre benefits from an excellent range of local amenities, including shops, doctors and dentist. Briefly comprises entrance hallway, kitchen, lounge, bathroom, sunroom & 2 bedrooms. The front of the property is a low-maintenance garden featuring attractive rose bushes & mature shrubs. A brick-block paved driveway provides off-road parking & leads to the attached single garage. An iron gate to the side gives access to the enclosed rear patio garden which is surrounded by timber fencing & enjoys a selection of established trees & shrubs together with outside lighting & tap. UPVC double glazing & GFCH. Vacant possession, & no onward chain, Viewing comes recommended to fully appreciate the property & its excellent location! ●

● 2-bedroom detached bungalow - Well maintained throughout - Hallway / Living room / Kitchen - Sunroom / 2 bedrooms / Bathroom - Detached single garage - Driveway with ample off-road parking - Prime location in Epworth ●

Price Region: £235,000

DETACHED BUNGALOW

THE PROPERTY

CANOPIED ENTRANCE DOOR With side screen leading into: -

L-SHAPED HALLWAY Laminate flooring. Radiator.



LIVING ROOM 18' 0" x 11' 7" (5.498m x 3.554m) Front facing bay window. Electric fire positioned with marble effect insert and heath with mahogany fireplace surround. Television point. Radiator.



DINING KITCHEN 15' 5" x 9' 0" (4.711m x 2.748m)

Side facing window and rear facing French door leading into sun/dayroom. Fitted base wall and larder cupboards with drawers. Worktop incorporating stainless steel single bowl drainer sink with mixer tap and tiled splash backs. Free standing electric cooker with chrome extractor. Provision for fridge. Downlights. Television points. Tiled floor. Radiator



SUN/ DAY ROOM 11' 6" x 8' 9" (3.509m x 2.675 m)

Brick base UPVC windows to side and rear. Rear French doors to enclosed rear yard. Tiled floor. Radiator. Personal door leading into garage.



BEDROOM 2 11' 2" x 9' 0" (3.415m x 2.762m)

Front facing window. Radiator.



BEDROOM 1 11' 8" x 9' 9" (3.559m x 2.986m)

Rear facing window. One wall of fitted wardrobes with drawers under. Freestanding matching tall drawers and bedside drawers. Loft access. Television point. Radiator.



SHOWER ROOM 8' 4" x 5' 4" (2.563m x 1.650m)

Side facing window. Vanity sink unit with storage cupboards under with display top. Fitted wall cabinet and WC. Walk-in shower. Fully tiled walls and floor. Vertical towel radiator.



ATTACHED SINGLE GARAGE With up and over door and personal door leading into sunroom. Rear facing window. Fitted base unit. Worktop with one and half stainless-steel sink unit with mixer taps. Provision for fridge.

OUTSIDE To the front of the property is a low-maintenance garden featuring attractive rose bushes and mature shrubs. A brick-block paved driveway provides off-road parking and leads to the attached single garage. An iron gate to the side gives access to the enclosed rear patio garden which is surrounded by timber fencing and enjoys a selection of established trees and shrubs, together with outside lighting and an external water tap



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