



1 Harris View, Epworth, DN9 1GJ

- An impressive 6-bedroom detached family home situated in the popular historic market town of Epworth. With accommodation arranged over 3 floors this superb property provides an excellent opportunity for a growing family. Vacant possession & no onward chain. Viewing highly recommended to fully appreciate the size, presentation & versatility of this home. Briefly comprising reception hall, dining lounge, modern kitchen, snug, utility room & WC. First floor landing with access to 4 bedrooms, one with en-suite & family bathroom. Second floor two further bedrooms. Outside there is a front garden with low-level wall boundary & pathway to the front entrance porch. To the side a hard standing parking for 2 vehicles & detached single garage. The rear low maintenance garden with a paved patio area is enclosed by a wooden fence & brick wall boundary. Located convenient to a range of local amenities including schools, doctors, dentists, shops, restaurants & other everyday facilities.

Contact agents for a viewing! 📞

- 6 bedroom detached house - Ready to move into - Walking distance to all shops & amenities
- Good size family home - Excellent local amenities and motorway networks - Off road parking & single detached garage - Excellent local amenities •

Price Region: £455,000

THE PROPERTY.

BRICK ENCLOSED PORCH Upvc door and side screens leading into: -

RECEPTION HALL Staircase leading to the first-floor landing and bedrooms. Tiled floor. Radiator.



DINING LOUNGE 33' 1" x 11' 3" (10.104m x 3.434m) Front facing bay window. Side window and rear French doors opening to the enclosed patio. Modern electric fire with fireplace surround and hearth. Television point. Radiators.



KITCHEN 14' 7" x 9' 2" (4.452m x 2.808m) A bright and well-appointed kitchen featuring double-aspect windows a range of base and wall units with drawers and useful larder storage. The worktop incorporates a stainless steel one-and-a-half bowl sink with drainer and mixer tap. The kitchen is finished with half-tiled walls, a four-ring gas hob with extractor hood, built-in oven and a range of integrated appliances including dishwasher, fridge and freezer. Further features include ceiling downlights, tiled flooring and a radiator. The open-plan layout flows into the adjoining snug

SNUG 10' 11" x 8' 9" (3.331m x 2.679m) Rear facing French door. Personal door leading into living room. Radiator.



UTILITY ROOM Rear facing window and entrance door. Continuation from the kitchen fitted base units and worktop with stainless steel single bow drainer with mixer taps. Tiled splash backs. Space under worktop for washing machine and tumble dryer. Radiator. Tiled floor

CLOAKROOM Side facing window. Vanity sink unit and WC. Fully tiled walls and floor. Radiator.

LANDING Front facing window with seating area or study. Radiator. Second staircase leading to further bedrooms.



BEDROOM 1 16' 8" x 11' 3" (5.105m x 3.451m) Front facing windows. Television point. Radiator.



ENSUITE Vanity sink unit with cupboards under and display top. WC and double shower cubicle with hand and rain shower. Tiled walls and floor. Radiator.



BEDROOM 2 11' 3" x 9' 7" (3.438m x 2.935m) Rear facing window. Radiator.



BEDROOM 3 10' 3" x 9' 4" (3.137m x 2.847m) Rear facing window. Radiator.

BEDROOM 4 10' 3" x 9' 4" (3.143m x 2.859m) Front facing window. Radiator.

BATHROOM 8' 9" x 6' 7" (2.689m x 2.013m) Rear facing window. Vanity sink unit, WC and bath. Shower cubicle with hand and rain shower. Fully tiled walls and floor. Radiator.

2ND LANDING Velux window and walk in storage cupboard with Velux window.



BEDROOM 5 15' 1" x 9' 6" (4.616m x 2.917m) Skylight windows. Built-in storage cupboard. Radiator.

BEDROOM 6 15' 1" x 11' 3" (4.603m x 3.451m) Sky light windows. Built-in storage cupboard. Radiator.

OUTSIDE Externally the property benefits from a front garden with low-level wall boundary and pathway leading to the front entrance porch. To the side is a hard standing area providing parking for two vehicles together with a detached single garage. The enclosed rear garden has been designed for low maintenance and features a paved patio area all enclosed by a wooden fence and brick wall boundary. Outside lighting & tap

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: F

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236