



**74 Fieldside,  
Epworth, DN9 1DP**

- Spacious 4-Bedroom Mid-Terrace Home in the Historic Market Town of Epworth situated in a sought-after location. This generously sized 4-bedroom mid-terrace property offers spacious accommodation arranged over 3 floors. No onward chain & vacant possession. The ground floor briefly comprises entrance hallway, living room, dining kitchen, hallway, WC, utility room & sunroom. First floor landing, 3-bedrooms & family bathroom. Second floor with a bedroom & WC. Externally the property has enclosed gardens to front & rear. The front garden is with lawn & enclosed by a low timber fence with a pathway leading to the entrance door. The rear garden has astro-turf & a patio area, established shrubs, fenced boundaries & pathway. Access is available via a rear service road providing off-road parking. The property is close to a wide range of local amenities to include schools, shops, doctors & dentist etc.

Contact the selling agents today to arrange an appointment. ●

- Four-bedroom mid terrace house - Set over three floors - Walking distance to all shops & amenities - Sun room overlooking rear garden - Good size family home! - Garden to the front and rear - Off road parking at the rear ●

**Price Region: £190,000**

## MID TERRACED HOUSE

**RECEPTION HALL** Upvc glass door with glass side screen. Laminate flooring. Radiator. Walk-in storage cupboard.



**LIVING ROOM** 14' 7" x 13' 6" (4.451m x 4.129m) Front facing window. Laminate flooring. Radiator. Television point.



**DINING KITCHEN** 14' 7" x 11' 7" (4.447m x 3.545m) Rear facing window overlooking the sunroom. Fitted base and wall units with drawers. Larger storage. Worktops incorporating stainless steel single bowl drainer with mixer tap and tiled splash backs. Free standing gas cooker and provision for washing machine and fridge. Radiator



**INNER HALL** Staircase and side facing window. Side door and screen into the sunroom. Radiator.

**WC** WC and hand wash basin. Radiator.

**UTILITY ROOM** Fitted base units with worktop. Provision for washing machine. Laminate flooring. Radiator.

**SUNROOM** 12' 8" x 9' 8" (3.873m x 2.949m) Rear facing patio doors opening onto the garden and patio area. Exposed brick walls. Laminate flooring. Ceiling spotlights. Radiator



## FIRST FLOOR

**LANDING** Built in storage cupboard and 2nd staircase.



**BEDROOM 1** 12' 0" x 10' 2" (3.661m x 3.117m) Rear facing window. Built-in wardrobes with high-level storage. Radiator.



**BEDROOM 2** 11' 9" x 10' 9" (3.583m x 3.293m) Front facing window. Built-in wardrobe. Radiator.



**BEDROOM 3** 9' 2" x 7' 8" (2.807m x 2.359m) High front facing window. Radiator.



**BATHROOM** 7' 4" x 5' 6" (2.248m x 1.685m) Rear facing high-level windows. WC and pedestal hand wash basin. Bath with shower over. Partially tiled walls. Radiator.



## 2ND LANDING

**WC** WC and floating vanity sink with tiled splashbacks.

**BEDROOM 4** 16' 9" x 12' 0" (5.116m x 3.664m) Velux windows. Television point. Under eaves storage. Downlights. Radiator



**OUTSIDE** Externally the property benefits from enclosed gardens to both the front and rear. The front garden is mainly laid to lawn and enclosed by a low timber fence, with a pathway leading to the entrance door. The rear garden has astro-turf and a patio area, established shrubs, fenced boundaries & pathway. Access is available via a rear service road, providing valuable off-road parking.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** Nort Lincolnshire Council

**COUNCIL TAX:** Band: A

**TENURE:** Freehold assumed

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