



9 Battle Green, Epworth

£315,000 Freehold

A SUBSTANTIAL TRADITIONAL DETACHED BUNGALOW · LARGE DETACHED DOUBLE GARAGE (6.85m x 6.2m) · NO UPWARD CHAIN · 2 DOUBLE BEDROOMS · 2 RECEPTION ROOMS & REAR CONSERVATORY · FITTED KITCHEN & SHOWER ROOM · GENEROUS GARDENS WITH A LARGE DRIVEWAY · WALKING DISTANCE TO THE TOWN CENTRE · EXCELLENT POTENTIAL - VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Spacious 2-bed detached bungalow with double garage, large gardens, ample parking, conservatory, and no upward chain. Great potential for extension (subject to consent).

Council Tax band: TBD

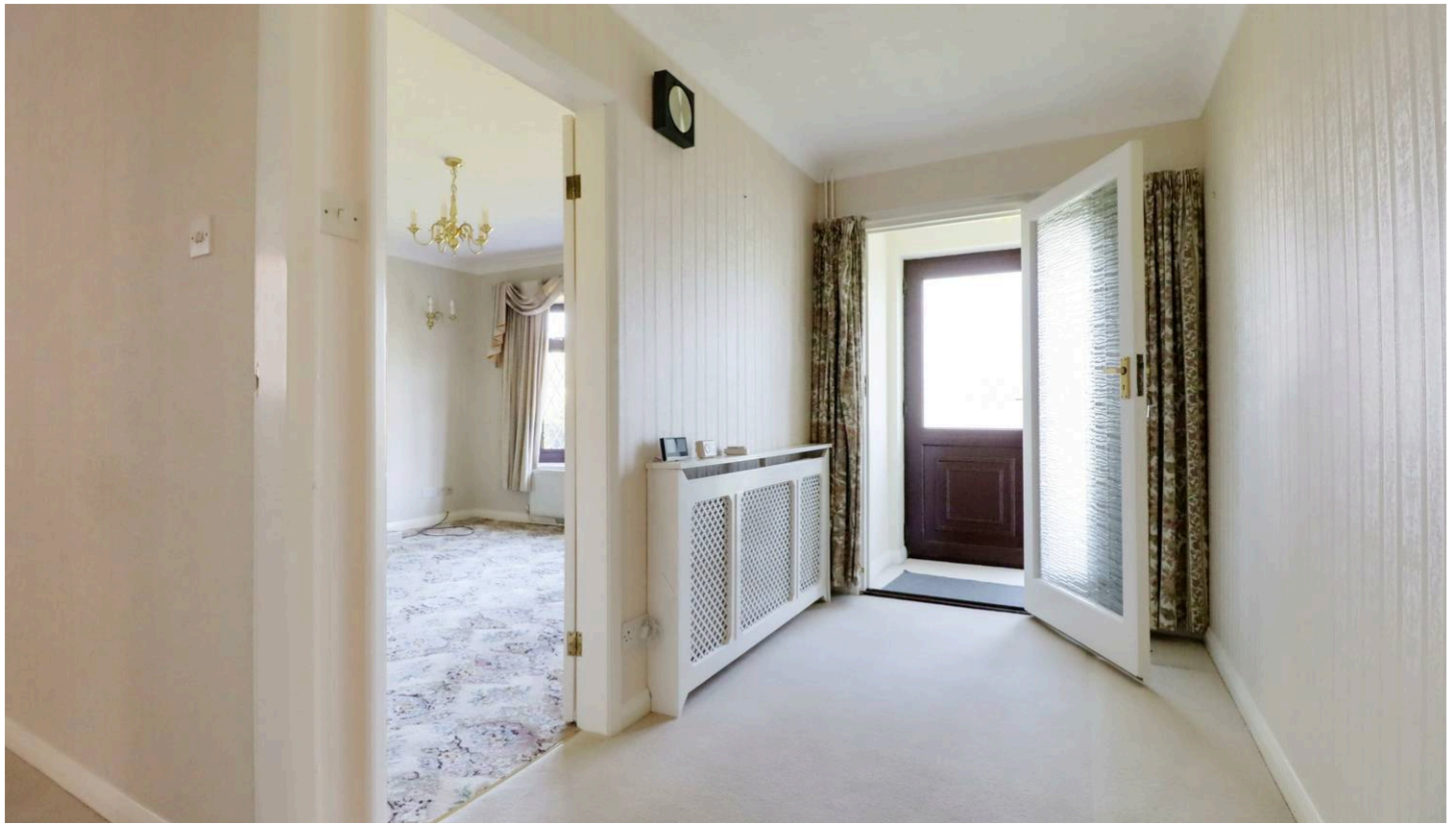
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A SUBSTANTIAL TRADITIONAL DETACHED BUNGALOW
- LARGE DETACHED DOUBLE GARAGE (6.85m x 6.2m)
- NO UPWARD CHAIN
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS & REAR CONSERVATORY
- FITTED KITCHEN & SHOWER ROOM
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- WALKING DISTANCE TO THE TOWN CENTRE
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Porch

2' 7" x 5' 11" (0.78m x 1.80m)

Front woodgrain effect uPVC double glazed entrance door with patterned glazing and matching adjoining side light, wall to ceiling coving and internal single glazed entrance door with patterned glazing and adjoining side light allows access to;

Central Reception Hallway

14' 4" x 5' 11" (4.37m x 1.80m)

Has a corner fitted airing cupboard housing a gas fired central heating boiler and doors to;

Front Lounge

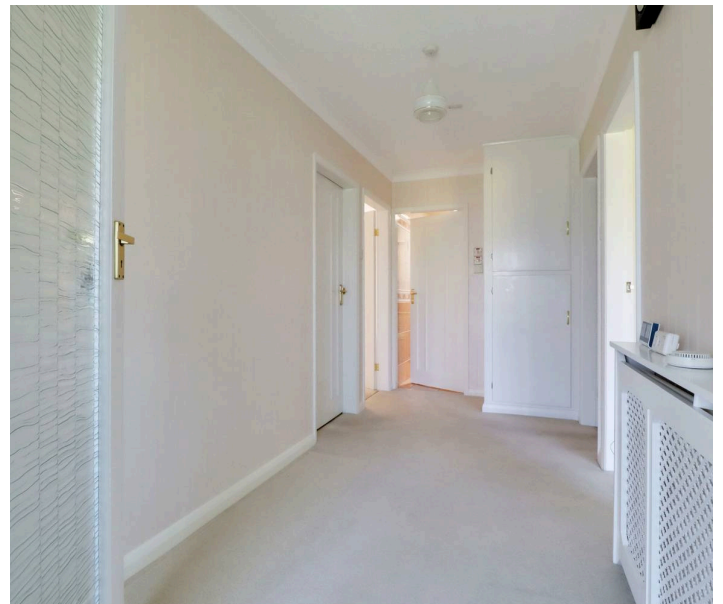
11' 11" x 11' 11" (3.63m x 3.63m)

Front woodgrain effect uPVC double glazed and leaded bow window, coal effect live flame gas fire with tiled surround, two double wall light points and wall to ceiling coving.

Central Dining Room

11' 11" x 13' 11" (3.63m x 4.24m)

Side woodgrain effect uPVC double glazed and leaded window, feature live flame coal effect gas fire with marbled back and hearth, wooden surround and projecting mantel and a door leads through to;





Inner Hallway

11' 2" x 5' 5" (3.40m x 1.65m)

Woodgrain effect uPVC double glazed and leaded entrance door with patterned glazed allows access to the driveway, useful pantry, open access through to the kitchen and further access through to the conservatory.

Kitchen

11' 6" x 7' 3" (3.50m x 2.22m)

Enjoys a dual aspect with rear and side woodgrain effect uPVC double glazed and leaded windows, range of wooden style kitchen furniture with chrome pull handles and a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with double oven, tiled flooring and clad finish to the ceiling.

Conservatory

7' 9" x 11' 10" (2.35m x 3.60m)

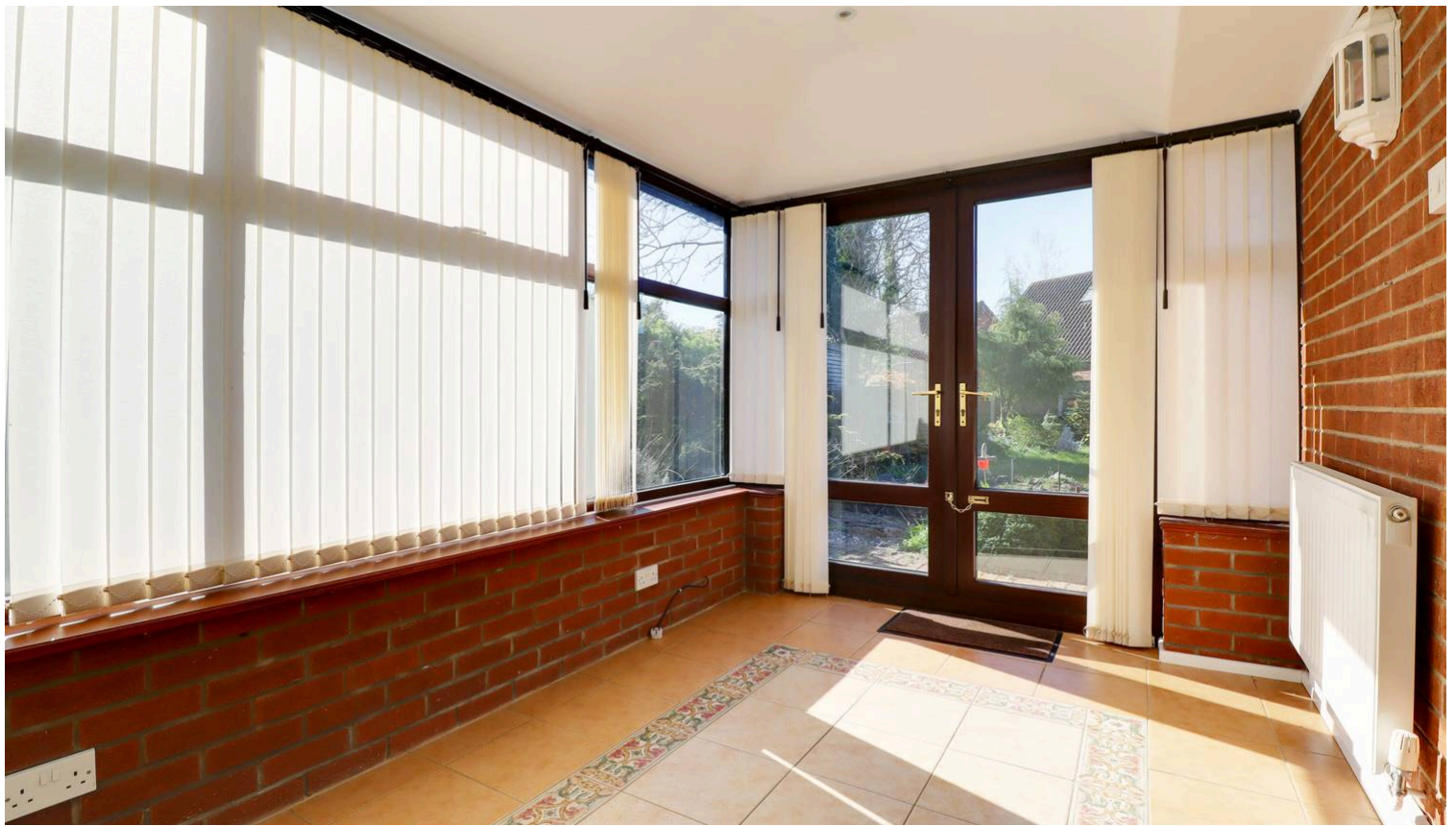
Side and rear woodgrain effect uPVC double glazed windows and matching French doors leads to the garden, tiled flooring, hipped and pitched plastered ceiling with central ceiling spotlights.

Front Double Bedroom 1

11' 10" x 13' 11" (3.60m x 4.24m)

Front projecting woodgrain effect uPVC double glazed and leaded window enjoying attractive front garden views and an extensive range of quality fitted bedroom furniture.





Rear Double Bedroom 2

11' 10" x 12' 0" (3.60m x 3.65m)

Rear woodgrain effect uPVC double glazed and leaded window, wall to ceiling coving and an extensive range of fitted bedroom furniture.

Shower Room

5' 11" x 11' 10" (1.80m x 3.60m)

Rear Velux double glazed roof light, three piece suite comprises a close couple low flush WC with side wash hand basin set within a complete vanity unit, with mirrored backing, double shower cubicle with electric shower and glazed screen, tiled flooring, fully tiled walls, fitted chrome towel rail and clad finish to ceiling.

Grounds

The property occupies a pleasant plot having a deep front lawned garden with mature hedged boundaries and a block pathway leads to the entrance door. A substantial driveway allows ample parking for an excellent number of vehicles allowing direct access to the garage. The rear garden is of a generous size being principally laid to lawn with mature shrub borders, block paved seating area and a manageable fish pond.





Garage

22' 6" x 20' 4" (6.85m x 6.19m)

The property benefits from a substantial brick and block built double garage with twin up and over front doors one being electrically operated, side door and window, pitched roof, internal power and lighting and an array of work benches.

Double Glazing

Full woodgrain effect uPVC double glazed windows and doors.

Central Heating

Gas fired central heating system to radiators via a Potterton Promax combi central heating boiler.





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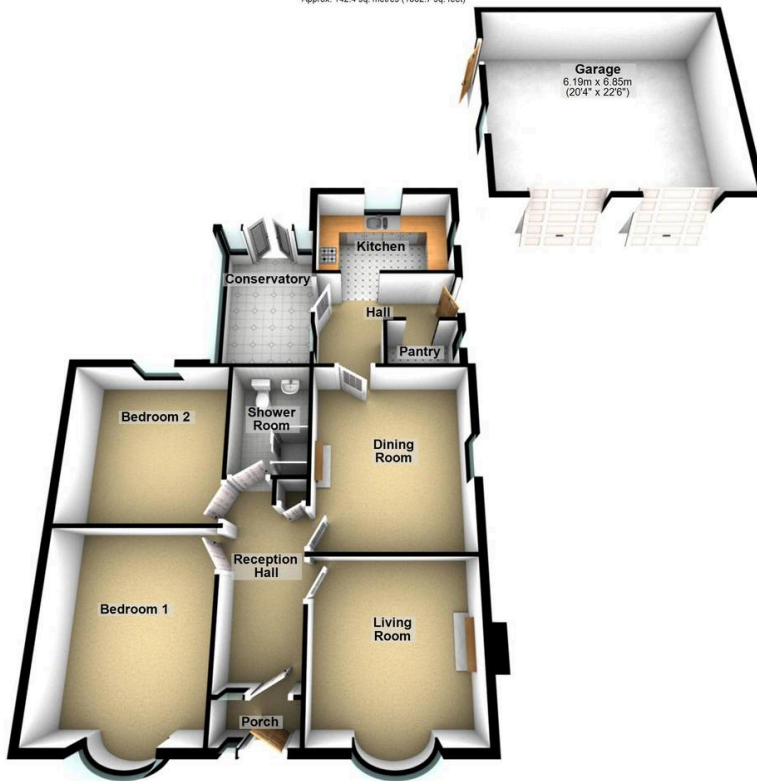


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Ground Floor
Approx. 142.4 sq. metres (1532.7 sq. feet)



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Total area: approx. 142.4 sq. metres (1532.7 sq. feet)

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