



5 Castle Drive,

Epworth, DN9 1SL

● A lovely 2/3-bedroom bungalow occupying a peaceful & desirable position on the outskirts of the historic market town of Epworth with open countryside close by. Briefly comprising entrance porch, reception/dining hall, lounge, conservatory, kitchen, inner hallway, 2 bedrooms, dressing room/occasional 3rd bedroom & shower room. The integral garage offers excellent potential for conversion into additional living accommodation subject to any necessary permissions. Externally the property enjoys a lawned front garden with mature shrubs. A driveway with ample off-road parking & detached single garage and pathway continuing to the main entrance. To the rear you will find attractive patio areas & well-maintained lawned gardens all enclosed by established hedge boundaries. The property is offered for sale with no upper chain. Early viewing is highly recommended to appreciate this bungalow has to offer. Please contact the agent to arrange a viewing!

● 2/3 bedroom detached bungalow - Entrance porch / Reception Dining Hall - Lounge / Conservatory / Kitchen / Inner hall - Two bedrooms / Dressing room / Shower room - Utility room / Integral garage - Detached single garage - Prime location in Epworth ●

Price Region: £390,000 REDUCED TO £370,000

DETACHED BUNGALOW

THE PROPERTY

ENTRANCE PORCH Side facing entrance door with double aspect windows. Radiator.



Internal door and window leading into: -

RECEPTION / DINING HALL 16' 2" x 9' 3" (4.940m x 2.842m) Rear facing window. Exposed brickwork and feature ceiling beam. Radiator.



LOUNGE 15' 3" x 11' 6" (4.654m x 3.528m) Front facing bow window. One wall exposed brickwork wit tiled hearth and electric fire. Exposed ceiling A-frames. Television point. Downlights. Radiators.

French doors opening into: -





CONSERVATORY 12' 3" x 11' 10" (3.744m x 3.625m) Side facing French doors opening onto the patio area. Brick base and triple aspect windows over looing the garden. Tiled floor.



KITCHEN 9' 9" x 8' 8" (2.985m x 2.645m) Front facing window. Fitted base and wall units with drawers. Worktop incorporating one and half stainless-steel single bowl drainer sink with mixer taps and tiled splash backs. Four ring chrome gas hob and chrome extractor fan above, Built-in Bosch oven and microwave. Integrated dishwasher and fridge. Radiator.





UTILITY ROOM 10' 0" x 9' 1" (3.067m x 2.774m) Front facing window. Continuation of matching units from the kitchen. Worktop incorporating stainless steel single bowl drainer sink with mixer tap. Provision for whitegoods. Radiator. Rear door to the outside and personal door accessing the garage.

INNER HALL Side facing window. Built-in storage cupboard.

BEDROOM 2 12' 2" x 10' 1" (3.712m x 3.078m) Double aspect windows overlooking the garden. Television point. Radiator.



DRESSING AREA / BEDROOM 9' 8" x 9' 5" (2.957m x 2.893m) Radiator.



Opening into: -

BEDROOM 1 14' 5" x 12' 2" (4.416m x 3.721m) Rear facing window. Television point. Radiator.



SHOWER ROOM 9' 5" x 6' 5" (2.886m x 1.970m) Side facing window. Vanity sink unit with cupboards under and tall cupboard with display top. High level WC. Shower cubicle. Half tiled walls. Downlights. Heated towel rail.

INTEGRAL GARAGE Rear facing window. Loft access. The garage has been built to the same construction/insulation as the main residence so could easily be converted into an additional room.

OUTSIDE Externally the property enjoys a lawned front garden complemented by mature feature shrubs. A generous driveway provides ample off-road parking and leads to a detached single garage, with a pathway continuing to the main entrance. There is convenient access to the rear garden from both sides of the property. To the rear you will find attractive patio areas and well-maintained lawned gardens all enclosed by established hedge boundaries. Outside lighting and tap,



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

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