



**‘Vermuyden’, 16 Blow Row,
Epworth, DN9 1HP**

- A 3-bedroom bungalow set on a substantial plot in a sought-after location in Epworth. Tucked away behind a mature hedge boundary the property is approached via double iron gates opening onto a private driveway with ample off-road parking. The grounds are beautifully established with mature trees, shrubs & hedging. A driveway to the side of the property leads to a detached single garage while the opposite side leads to the conservatory & pathway to the rear garden. The bungalow is well presented throughout. Briefly comprising reception hall, dining room, day room, living room, breakfast kitchen, 3 bedrooms & bathroom. The rear has a well-maintained garden featuring a generous lawn, patio areas & pathways all enclosed by mature trees, bushes & shrubs to create a private & peaceful outdoor space. Offering versatile accommodation, generous gardens, ample parking & highly desirable position this property would make an ideal family home. Contact the agents today to arrange your viewing. • ☎
- 3 bedroom detached bungalow - Reception hall / dining room / day room - Living room / 3 bedrooms / Bathroom - Breakfast kitchen - Prime location in Epworth - Driveway with ample off-road parking - Single detached garage •

Price Region: £450,000

DETACHED BUNGALOW

THE PROPERTY.

RECEPTION HALL Archway entrance with UPVC door and side windows. Tiled floor. Downlights. 2 x loft access. Vertical radiators. Built-in floor to ceiling cupboard.



LIVING ROOM 22' 1" x 13' 11" (6.745m x 4.245m) Side facing Bi-folding doors to the patio area, Modern electric fire with surround. Tiled floor. Vertical radiators. Downlights. Television point.



DINING ROOM 13' 1" x 12' 11" (3.993m x 3.950m)
Radiator.



Side facing patio doors opening into-

DAY ROOM 14' 6" x 13' 1" (4.440m x 4.001m) Triple aspect windows with blinds. Front facing French doors opening into a paved patio and enclosed garden. Laminate flooring. Radiators. Downlights.



BREAKFAST KITCHEN 18' 1" x 14' 8" (5.524m x 4.487m) Side entrance door and window. Extensively fitted with a range of base and wall units, including a full-height bank incorporating a microwave, fridge and freezer. Quartz worktops with a one-and-a-half bowl undermount sink and mixer tap. Chrome Rangemaster cooker with six gas rings and double oven, complemented by a chrome extractor fan above. Integrated washing machine and dishwasher. Central island with pan drawers, cupboards and integrated bins, together with a breakfast bar. Vertical radiator, ceiling downlights and tiled flooring.



BEDROOM 1 14' 2" x 12' 10" (4.323m x 3.924m) Front facing bay window. Laminate flooring. Radiator.



BEDROOM 2 13' 1" x 12' 11" (3.996m x 3.939m) Front facing bay window. Laminate flooring, Radiator.



BEDROOM 3 12' 0" x 12' 0" (3.673m x 3.671m) Side facing window. Laminate flooring. Radiator.

BATHROOM 9' 10" x 6' 9" (3.009m x 2.078m) Side facing window. Vanity sink unit and WC. Free standing claw foot bath with hand shower. Comer shower cubicle. Fully tiled walls and floor. Vertical heated towel. Downlight



OUTSIDE Tucked away behind a mature hedge boundary the property is approached via double iron gates opening onto a private driveway with ample off-road parking. The grounds are beautifully established with mature trees, shrubs and hedging providing an excellent degree of privacy. A driveway to the side of the property leads to a detached single garage, while the opposite side provides access to the conservatory and a pathway leading through to the rear garden. To the rear is a delightful, well-maintained garden, featuring a generous lawn, attractive patio areas and established pathways, all enclosed by mature trees, bushes and shrubs to create a private and peaceful outdoor space.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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