



**22 Rectory Street,
Epworth, DN9 1HX**

- Spacious 5-Bedroom Family Home in Prime Epworth Location – No Chain. A fantastic opportunity to purchase this well-presented five-bedroom home in the heart of historic Epworth close to excellent local amenities including schools, shops, doctors and dentists. Set over three floors the property offers a reception hall, WC, living room, dining room, kitchen & utility on the ground floor. The first floor includes three bedrooms, en-suite & family bathroom, while the second floor provides two further bedrooms. To the front of the property tall wrought iron personal & double gates open onto a brick block-paved driveway providing ample off-road parking & access to a large single detached garage. There is side access on both sides of the property leading to a rear garden that features a lower patio area & steps up to a raised second patio space all enclosed by attractive wooden fencing. The property enjoys stunning panoramic views over open farmland offering a true countryside feel. Double glazing, gas central heating, and external lighting complete the offering. No chain, vacant possession.
- 5-bedroom detached house - Reception hall / WC / Living room - Dining room / Kitchen / Utility - First floor 3 bedroom / Ensuite / Family bathroom - Second floor two bedrooms - Leaded sealed double-glazed units - Off road parking and single detached garage •

Price Region: £375,000

RECEPTION HALL Entrance door leading into the hallway with wooden effect flooring. Staircase leads up to the first-floor landing and bedrooms with under staircase storage. Radiator.



WC Side facing window. WC and vanity sink unit with display top and tiled splash backs and cupboards under. Tiled floor. Radiator.

LIVING ROOM 18' 6" x 14' 9" (5.654m x 4.514m) Front facing bay window. Living flame gas fire with decorative tiled insert and decorative wooden fireplace surround. Television point. Radiator.



Double doors opening into: -

DINING ROOM 13' 1" x 8' 8" (4.003m x 2.667m) Rear facing French doors leading to the enclosed raised patio area. Laminate flooring. Radiator.



KITCHEN 12' 3" x 9' 3" (3.738m x 2.843m) Rear facing window. Fitted base and wall units with drawers. Worktop incorporating one and half bowl single drainer with mixer taps and tiled splashbacks. Four ring gas hob with chrome extractor fan above and built-in separate oven, grill and microwave. Integral dishwasher. Tiled flooring. Radiator



UTILITY ROOM Rear entrance door. Fitted wall cupboards and slim fitted base cupboard with worktop above and provision for whitegoods. Tiled flooring. Radiator.

FIRST FLOOR LANDING Side facing window and second staircase leading to further bedrooms. Loft access. Laminate flooring.

BEDROOM 1 18' 6" x 13' 9" (5.654m x 4.195m) Front facing windows. High gloss laminate floor. Television points. Radiator.



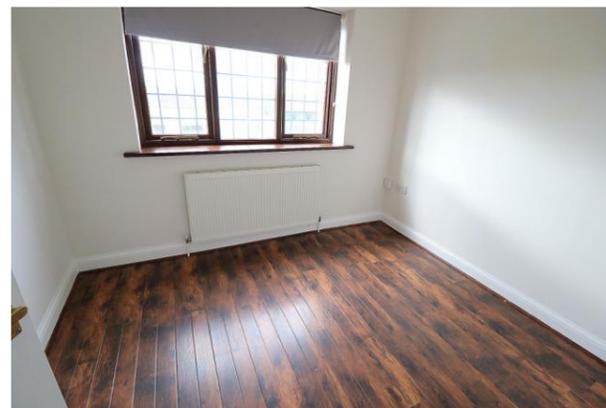
ENSUITE Front facing window. WC and vanity sink unit with display top, cupboards and display shelving. Tiled shower cubicle and fully tiled walls and floor. Radiator.



BEDROOM 2 13' 7" x 8' 9" (4.154m x 2.686m) Rear facing window with panoramic views. High gloss laminate flooring. Radiator.



BEDROOM 3 9' 5" x 8' 1" (2.894m x 2.468m) Rear facing window with panoramic views over farmland. High gloss laminate flooring. Radiator.



BATHROOM 8' 0" x 6' 4" (2.451m x 1.947m) Rear facing window. WC and vanity sink unit with display top and cupboards under. Bath with hand shower over and side screen. Tiled walls and floor. Radiator.



2ND LOBBY LANDING Built in storage cupboard.

BEDROOM 4 11' 8" x 10' 7" (3.558m x 3.239m) Front facing high level feature window and side Velux window. Radiator.

BEDROOM 5 11' 8" x 11' 4" (3.562m x 3.460m) Rear facing window with panoramic views over farmland. Radiator.

OUTSIDE To the front of the property tall wrought iron personal and double gates open onto a brick block-paved driveway providing ample off-road parking and access to a large single detached garage. There is side access on both sides of the property leading to a rear garden that features a lower patio area and steps up to a raised second patio space all enclosed by attractive wooden fencing. The property enjoys stunning panoramic views over open farmland, offering a true countryside feel



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