



**Holly Croft, 24 Hollingsworth Lane,  
Epworth, DN9 1EY**

• A rare opportunity to acquire this delightful 3-bedroom semi-detached cottage ideally located in the sought after historic market town of Epworth. The property is within easy walking distance of a full range of local amenities including doctors, dentist, shops, cafés & restaurants with excellent motorway links nearby. The ground floor comprises entrance lobby, reception hall, dining room, living room, breakfast kitchen & WC. Upstairs offers a landing that leads to 3 bedrooms, bathroom & shower room. Externally the home is set back from the road & approached via a private driveway with a central turning circle surrounded by mature trees with off-road parking for several vehicles. The front garden is private & filled with established shrubs & trees. To the rear there is a lawned garden, mature planting & pathways that add character. Viewing is essential to truly appreciate the charm, setting & potential of this unique home. Contact the agents today to arrange appointment! •

• 3 Bedroom semi-detached cottage - Entrance lobby / Reception hall / WC - Dining room / Living room / Breakfast kitchen - Landing / 3 bedrooms / Bathroom / Shower room - Private front & rear gardens - Prime location in Epworth - Excellent local amenities within walk-in distance •

**Price Region: £249,950**

### 3 BEDROOM SEMI-DETACHED HOUSE

**ENTRANCE LOBBY** Entrance door with side screens and side windows. Personal glass panelled door leading into:-

**RECEPTION HALL** Front facing window. Staircase leading to first floor landing and bedrooms with under stair storage. Radiator.

**DINING ROOM 11' 1" x 9' 11" (3.385m x 3.027m)** Rear facing patio door. Television point. Fireplace recess. Radiator.



**LIVING ROOM 17' 5" x 13' 2" (5.315m x 4.030m)** Front and rear facing window. Rear facing patio doors leading to patio and garden. Feature archway. Living flame gas fire with marble inset and hearth with decorative fireplace surround. Television point. Radiator.



**BREAKFAST KITCHEN 15' 6" x 12' 8" (4.731m x 3.880m)** Side and rear facing windows and rear entrance door. Fitted base and wall units with corner display shelves and drawers. Worktop incorporating one and half single bowl drainer with mixer taps and tiled splashbacks. Free standing electric oven with extractor fan above. Tiled floor. Provision for whitegoods. Radiator.



**WC** Front facing window. WC and hand wash basin with tiled splashbacks.

**FIRST FLOOR LANDING** Front facing window. Loft access. Radiator.

**BEDROOM 1 14' 1" x 10' 1" (4.315m x 3.078m)** Rear and front facing window. Built-in storage wardrobe. Television point. Radiator.



**BEDROOM 2 10' 11" x 6' 7" (3.328m x 2.024m)** Rear facing window. Television point. Radiator.



**BEDROOM 3 10' 11" x 10' 1" (3.328m x 3.095m)** Rear facing window. Built-in floor to ceiling storage. Laminate floor. Radiator.



**BATHROOM 6' 7" x 6' 0" (2.020m x 1.839m)** Front facing window. Low level pedestal hand wash basin, WC and bath. Tiled splashbacks. Heated towel rail.



**SHOWER ROOM** Front facing window. Fully tiled shower cubicle. Radiator.

**OUTSIDE** Externally the home is set back from the road and approached via a private drive way with a central turning circle surrounded by mature trees. This area provides off-road parking for several vehicles. The front garden is private and filled with established shrubs and trees. To the rear there is a lawned garden, mature planting and pathways that add character.



### FLOOR PLAN TO GO HERE

**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