



### **11 Harris Gardens, Epworth, DN9 1GX**

- A wonderful opportunity to acquire a 4 bedroom semi detached house located in the popular historic market town of Epworth. Briefly comprising entrance hallway, cloakroom, dining room/snug & living kitchen. First floor landing, bedroom, ensuite & living room. 2nd floor landing with 3 bedrooms and family bathroom. To the front of the property there is a pathway that leads to the front entrance canopy. There is a lawned garden and driveway that leads to the single detached garage. At the rear of the property there is a lovely patio area and lawned garden all enclosed by a wooden fence boundary. Viewing does highly recommended to appreciate what this immaculate family home has to offer! Contact Agents to arrange a viewing! ●
- 4-bedroom semi-detached house - Set over three floors - Immaculately presented throughout  
 - Canopied entrance / Cloakroom / Living kitchen - 1st floor landing with bedroom & ensuite / Living room - 2nd landing with 3 further bedrooms & bathroom - Single detached garage / Rear Garden with patio ●

**Price Region: £269,995**



**CANOPIED ENTRANCE DOOR** Leading into the reception hallway. Built in storage cupboard. Staircase leading to first floor landing. Radiator.

**CLOAKROOM** Low level pedestal hand wash basin and WC. Tiled splashbacks. Radiator.

**DINING ROOM/SNUG 9' 11" x 9' 7" (3.028m x 2.942m)** Front facing window. Television point. Radiator.



**LIVING KITCHEN 18' 4" x 14' 7" (5.589m x 4.453m)** Rear facing French doors opening on to the garden. Side picture window and rear window. Fitted base and wall cupboards with drawers. Worktop incorporating a stainless steel one and a half bowl single drainer sink. Four ring chrome hob with extractor fan above with down lights. Built in oven below. Integral fridge freezer, dishwasher and washing machine. Tiled splashbacks. Sky lights. Television point. Radiator.



**FIRST FLOOR LANDING** Built in storage. Radiator. Second staircase.



**BEDROOM 1 14' 6" x 9' 11" (4.430m x 3.045m)** Front facing window. Television point. Fitted wardrobes. Radiator.



**ENSUITE** Low level hand wash basin and WC. Half tiled walls. Shower cubicle. Heated towel rail.

**LIVING ROOM 14' 8" x 10' 0" (4.477m x 3.069m)** Rear facing windows. Television point. Radiators.



**2ND LANDING**



**BEDROOM 2 14' 7" x 10' 0" (4.469m x 3.070m)** Front facing windows. Television point. Radiator.



**BEDROOM 3 10' 1" x 8' 1" (3.087m x 2.464m)** Rear facing window. Television point. Radiator.



**BEDROOM 4 10' 2" x 6' 3" (3.111m x 1.920m)** Rear facing window. Loft access. Radiator.

**BATHROOM 6' 5" x 6' 4" (1.968m x 1.951m)** Low level pedestal hand wash basin and WC. Bath with hand shower over. Half tiled walls. Heated towel rail.

**OUTSIDE** To the front of the property there is a pathway that leads to the front entrance canopy. There is a lawned garden and driveway that leads to the single detached garage with ample sockets and light. At the rear of the property there is a lovely patio area and lawned garden all enclosed by a wooden fence boundary. Outside light and tap.



**FLOOR PLAN TO GO HERE**

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

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