



**Corner Croft, 2 Vinegarth,  
Epworth, DN9 1SW**

- A delightful 2-bedroom bungalow situated in a prime location in Epworth within easy walking distance of the town centre & its excellent local amenities. The accommodation briefly comprises reception hallway, living room, kitchen, bathroom, 2 bedrooms, & additional shower room. The property is well presented throughout & features attractive exposed brickwork walls that add character & charm. To the front a block-paved driveway provides off-road parking & leads to an attached single garage. There is also a neatly maintained lawned garden with a small tree & a shrubbed area. Access to the rear garden is available via the side of the bungalow where you will find a pleasant patio area & a beautifully established garden with mature shrubs & decorative stepping stones all enclosed by a wooden fence for privacy. Offered with no onward chain & vacant possession this property is ready for immediate occupancy. Viewing is highly recommended-please contact the agents to arrange an appointment. ●
- 2-bedroom detached bungalow - Reception dining hallway / Living room - Conservatory / Kitchen / Bathroom - Hallway / Two bedrooms / Shower room - Driveway with parking - Single attached garage - Front & rear garden ●

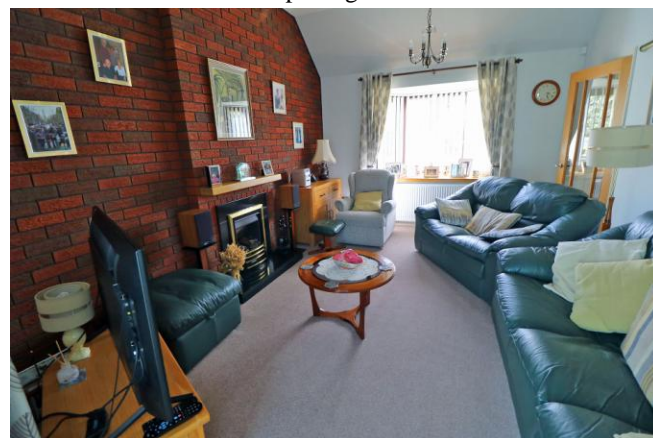
**Price Region: £335,000**

**DETACHED BUNGALOW**

**RECEPTION DINING HALLWAY 16' 0" x 9' 6" (4.889m x 2.898m)** Upvc door and window. Exposed brick walls. Rear facing window overlooks conservatory. Radiators. Glass panelled window and door leading into inner hallway



**LIVING ROOM 15' 4" x 11' 5" (4.677m x 3.494m)** Front facing bow window. Vaulted ceiling. One wall exposed brickwork incorporating fireplace with living flame gas fire and black marble hearth and surround. Television point. Radiators. French doors opening into: -



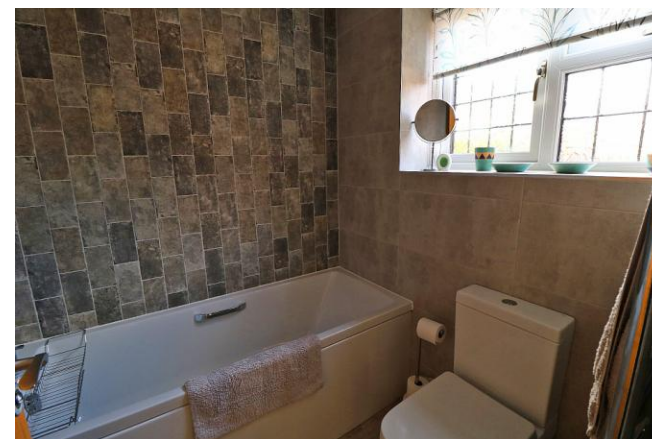
**CONSERVATORY 19' 1" x 8' 4" (5.827m x 2.542m)** Brick base and walls. Double aspect windows and rear French doors opening onto the patio area. Tiled floor. Radiator. Personal glass panelled door gives access into the main hallway and bedrooms.



**KITCHEN 20' 7" x 8' 8" (6.277m x 2.650m)** Front facing windows and rear entrance door. A range of base and wall units and corner display shelving and larder style cupboards. Worktop incorporating one and half bowl single drainer with mixer taps and tiled splash backs. Chrome four ring gas hob with extractor fan above and pan drawers under with a built-in oven, grill and microwave. Integrated dishwasher and fridge. Provision for washing machine. Radiator. Personal door leading into the garage.



**BATHROOM 5' 6" x 5' 5" (1.690m x 1.676m)** Rear facing window. Vanity sink unit, WC and bath. Tiled walls. Ceiling spotlights. Heated towel rail.



**HALLWAY** Built in storage cupboard. Loft access.

**BEDROOM 1 12' 0" x 10' 0" (3.679m x 3.060m)** Double aspect windows. Fitted wardrobes with base cupboards and drawers with matching bedside drawers. Television point. Radiator.



**BEDROOM 2 9' 9" x 9' 5" (2.973m x 2.894m)** Side facing window. Radiator.



**SHOWER ROOM 9' 6" x 6' 2" (2.907m x 1.891m)** Side facing window. Pedestal hand wash basin and WC. Walk-in tiled shower. Display recess. Tiled floor. Radiator.



**OUTSIDE** To the front a block-paved driveway provides off-road parking and leads to an attached single garage. There is also a neatly maintained lawned garden with a small tree and a shrubbed area. Access to the rear garden is available via the side of the bungalow where you will find a pleasant patio area and a beautifully established garden with mature shrubs and decorative stepping stones all enclosed by a wooden fence for privacy. Outside tap and lighting



**SERVICES:** Mains water, electricity, drainage and gas  
**LOCAL AUTHORITY:** North Lincolnshire Council  
**COUNCIL TAX:** Band: C  
**TENURE:** Freehold assumed  
**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236