



**12 Shepherds Croft,
Epworth, DN9 1LH**

● Beautiful Dormer Bungalow in the Heart of Historic Epworth. This stunning dormer bungalow is situated in the highly sought-after historic town of Epworth within easy walking distance of a full range of local amenities including doctors, dentists, shops and a variety of dining options. The accommodation briefly comprises entrance hallway, living room, newly fitted breakfast kitchen, utility room. The property offers four bedrooms, one with en-suite and a family bathroom. Outside the property boasts a delightful patio area and lawned rear garden enjoying far-reaching countryside views. Additional benefits include a double garage and ample off-road parking. This home is set within its own private, landscaped grounds and truly must be viewed to be fully appreciated. Contact the agents today to arrange your viewing. □

- 4 bedroom detached bungalow - Hallway - Living room - Breakfast kitchen - Utility room - Conservatory - Ensuite facility - Family bathroom - Beautiful gardens with open views - Lovley patio area - Excellent local amenities ●

Price Region: £435,000

NOW REDUDED TO : £425,000

BRICK PORCH Side and front facing windows and side entrance door. Personal door leading into: -

RECEPTION HALLWAY: Radiator.



BEDROOM 1 13' 6" x 10' 10" (4.136m x 3.306m) Front facing window. Television point. Radiator.



BEDROOM 2 10' 8" x 8' 9" (3.260m x 2.668m) Front facing window. Radiator.



BATHROOM 11' 1" x 5' 7" (3.400m x 1.715m) Side facing window. Fitted suite comprising of a low-level WC, pedestal wash hand basin, panelled bath and shower cubicle. Shaving point. Fully tiled walls. Heated towel rail.



LIVING ROOM 25' 10" x 14' 7" (7.896m x 4.456m) Side facing window and rear facing patio doors leading into the conservatory. Multi purpose cast iron stove on slate hearth and tiled back. Television points. Open tread staircase leading to the first-floor landing and bedroom. Radiators.



CONSERVATORY 25' 11" x 9' 8" (7.915m x 2.967m) Brick base with windows overlooking the beautifully presented garden with stunning views. Rear facing French doors opening onto the patio.



BREAKFAST KITCHEN 16' 3" x 12' 6" (4.962m x 3.827m) Double aspect windows. Newly fitted high gloss white base and wall units with drawers and smoked glassed cupboards. Worktops with turnups incorporating porcelain one and half bowl single drainer with miser taps. Four ring gas hob with extractor fan above. Built in separate oven and grill. Integrated fridge freezer and dishwasher. Radiator. One wall of exposed brick and wonderful feature beams



FIRST FLOOR

BEDROOM 3 12' 6" x 12' 4" (3.815m x 3.769m) Side facing window. Loft access. Built in wardrobes. Radiator.



ENSUITE Velux window. Vanity sink unit with display top. Level level WC and built in shower. Radiator.

BEDROOM 4 12' 3" x 11' 5" (3.753m x 3.503m) Side facing window. One wall built in mirror fronted wardrobes. Radiator.



OUTSIDE To the front of the property is a well cared for lawned garden surrounded by established trees, bushes and flower borders. The driveway at the side of the property offers ample parking that extends to the double garage and rear garden. The rear private garden is mostly lawn has buses and wooden fence boundary. There is a wonderful patio area at the back of the property set in private grounds. The extensive sized garden has stunning views over countryside. Outside lighting and tap



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: E

TENURE: Freehold assumed

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