



**60A Station Road  
Epworth DN9 1JZ**

**Offers Around £178,000**

**FREEHOLD**

**VIEWING ESSENTIAL** - Characterful and charming two bedroom semi-detached cottage with driveway. Lounge with log burner. Modern fitted kitchen/diner and bathroom. Deceptively spacious with a perfect low maintenance front garden. Sought after residential area. **NO UPWARD CHAIN INVOLVED.**

**EPC: D**



- TWO BEDROOM SEMI-DETACHED COTTAGE • Spacious lounge with log burner • Modern fitted kitchen/diner • Modern fitted bathroom

#### ENTRANCE PORCH

Front timber entrance door. Glazed door into the lounge.

#### LOUNGE

Front facing double glazed window. Staircase leading to the first floor with built-in storage cupboard below. Feature brick fireplace with slate hearth and timber mantel to a log burner. Laminate floor. Built-in T.V stand. Beamed ceiling. Inset ceiling spotlights. Radiator. Door into the kitchen/diner.

#### KITCHEN/DINER

Front facing double glazed window. Fitted with a modern range of wall and base units with butchers block effect laminate worksurfaces incorporating a sink and drainer with metro style tiled splash backs. Built-in four ring gas hob with extractor hood above, electric oven/grill and microwave. Built-in and concealed fridge/freezer, washing machine and dishwasher. Beamed ceiling. Inset ceiling spotlights. Tall contemporary radiator. Laminate floor.

#### LANDING

Rear facing double glazed window. Doors off to all rooms. Loft access point. Built-in cupboard housing the gas central heating boiler and hot water tank.

#### BEDROOM ONE

Front facing double glazed window. Radiator.

#### BEDROOM TWO

Front facing double glazed window. Laminate floor. Radiator.

#### BATHROOM

Front facing double glazed window. Fitted with a modern suite comprising of a tiled panelled 'P' shaped bath with mains shower and glass screen over, vanity wash hand basin with storage and

w.c. Tiled walls with feature detailing and inset mirror. Tiled floor. Towel radiator.

#### OUTSIDE

The property has gardens to the front only with views over farmland to the rear, creating a perfect low maintenance home. There is a walled frontage with timber gates leading onto a twin paved driveway providing off road parking for two cars, timber decked seating area, gravelled and planted beds and a timber garden shed.

#### NO UPWARD CHAIN INVOLVED



- Double glazed, Gas central heating • Low maintenance garden to the front • Open field views to the rear • Sought after residential area • NO UPWARD CHAIN INVOLVED • Extending to approx. 74 sq.m

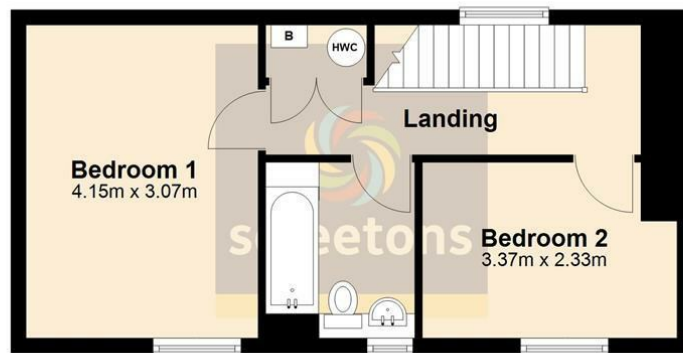




## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         | 86                                                                                                            |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            | 55      |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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