



**‘Greenways,’ 3 Epworth Road,
Owston Ferry, DN9 1AP**

- Situated in the highly sought-after village of Owston Ferry this impressive four-bedroom detached bungalow enjoys a convenient location close to a range of excellent local amenities. Finished with a quality finish throughout this spacious home must be viewed to fully appreciate the space and versatility it offers. Briefly comprising reception hall, sitting room, lounge, kitchen, conservatory, four bedrooms, inner hallway, family bathroom, second bathroom, side entrance porch, utility room and a separate WC. The property also benefits from an attached garage, coal room, storage office & additional office/storage room, providing excellent space for hobbies, home working, or general storage. Outside the gardens include a lawn garden and feature an attractive selection of established shrubs, mature trees, borders, and patio areas offering privacy. There are also pathways & decorative low-wall flower beds. To the front a generous driveway provides ample off-road parking for several vehicles. Offered with vacant possession & no onward chain this bungalow presents an opportunity to acquire a spacious home in a lovely village location. Viewing is highly recommended. •
- 4-bedroom detached bungalow - Quality finish throughout - Viewing needed to appreciate what is on offer - Excellent local amenities - Lovely village location - Lawned garden and patios - Large out buildings •

Price Region: £425,000

DETACHED BUNGALOW

RECEPTION HALL Side entrance door with glass side screen. A range of built in floor to ceiling storage cupboards. Radiators. Loft access.

SITTING ROOM 20' 10" x 10' 5" (6.374m x 3.179m) Front facing bow and additional side facing windows. Open grate fire with decorative tile inserts hearth and cast-iron grate. Television point. Radiators.



KITCHEN 22' 1" x 7' 8" (6.747m x 2.348m) Side facing window and personal door giving access to the side porch and utility room. A range of fitted base and wall units with glass fronted cupboards and drawers, corner display cupboards and dishwasher. Worktop incorporating single bowl drainer with mixer tap and tiled splash backs. Halogen hob, separate built-in oven and grill and provision for fridge. There is a tiled floor in the kitchen area with laminate which extends into an open plan dining area. Downlights. Radiator. Glass sliding door leading into:-



LOUNGE 23' 6" x 15' 3" (7.180m x 4.651m) Side and front facing windows. Television point. Radiators with wooden decorative covers. Decorative archway recess. Side facing French doors leading into:-



CONSERVATORY 15' 11" x 13' 0" (4.858m x 3.970m) Brick base and UPVC windows with front facing French doors opening onto the patio area. Tiled floor. Vertical radiator. Television point.



BEDROOM 2 13' 8" x 10' 10" (4.167m x 3.307m) Side facing window. Extensively fitted wardrobes with bedside drawers and corner display shelving with overhead storage and matching dressing table. Radiator.



BEDROOM 1 13' 6" x 10' 10" (4.137m x 3.307m) Side facing window. Fitted wardrobes with drawers, dressing table with mirror and display shelving. Television point. Radiator.



INNER HALLWAY Feature arch and side facing window overlooking the garden.

BEDROOM 3 11' 5" x 10' 10" (3.481m x 3.312m) Rear facing window. Radiator



FAMILY BATHROOM 14' 3" x 9' 9" (4.354m x 2.973m) Rear facing window. Pedestal hand wash basin, WC and bidet with vanity unit display top and drawers. There are also additional high-level units. Half tiled walls. Bath with hand shower over and shower cubicle. Downlights. Radiator.



BEDROOM 4 10' 9" x 10' 7" (3.299m x 3.236m) Side facing window. Fitted wardrobe and drawers with overhead storage. Radiator.

2ND BATHROOM 7' 10" x 6' 5" (2.406m x 1.972m) Side facing window. WC and pedestal hand wash basin with mirror and light over. Bath with shower over. Tiled walls. Radiator.

SIDE ENTRANCE PORCH 10' 7" x 6' 2" (3.243m x 1.882m) The porch leads off from the kitchen. Brick base with UPVC front facing entrance door and personal window overlooking the kitchen. Tiled floor.

UTILITY ROOM 9' 5" x 5' 10" (2.874m x 1.785m) Fitted wall cupboards and worktop incorporating Belfast sink with tiled walls and storage space.

WC Side facing window. WC.

GARAGE 36' 3" x 21' 7" (11.074m x 6.599m) With power supplied.

COAL ROOM 12' 3" x 7' 6" (3.742m x 2.289m) With its own separate entrance door. Belfast sink

STORAGE OFFICE 11' 5" x 7' 4" (3.496m x 2.239m) Side personal door into room with arch way and stope giving access to:-

OFFICE/STORAGE SPACE 11' 10" x 10' 8" (3.629m x 3.272m) Electric heating.

OUTSIDE Upon entering the driveway there is a garage with two up and over doors and power. A coal room, storage office and additional office/storage space with heating. The gardens include a lawn area and feature an attractive selection of established shrubs, mature trees, borders and patio areas offering privacy. There are also pathways and decorative low-wall flower beds. To the front a generous driveway provides ample off-road parking for several vehicles. 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
Email: kclough@nlincolnshire.co.uk 01472 872226