



**90 Station Road,  
Epworth, DN9 1JZ**

- Charming 2-Bedroom Semi-Detached House in the Heart of Historic Epworth. Nestled in the highly sought-after market town of Epworth, this delightful 2-bedroom semi-detached home offers character and convenience. Perfectly positioned within walking distance of all local amenities. The property briefly comprises entrance lobby, living room, kitchen and a good size sunroom. Upstairs, you will find two bedrooms and a bathroom. Viewing is highly recommended to fully appreciate what this delightful home has to offer.

**NO CHAIN WITH VACANT POSSESSION!**

Call our agents today to arrange your viewing! •

- 2-bedroom semi-detached house - Prime location of Epworth - Lobby / Living room / Kitchen / WC / Sunroom - 2 bedroom / Bathroom - Garden to front & rear - Single detached garage & patio - GFCH •

**Price Region: £199,950**

**Now Reduced To: £ 194,950**

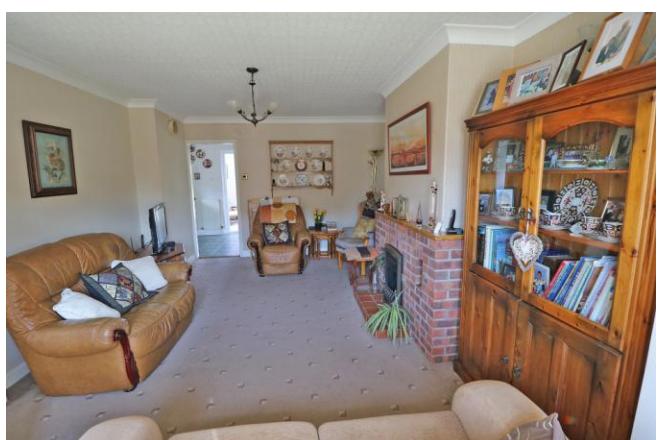
## SEMI-DETACHED HOUSE

### THE PROPERTY

**ENTRANCE LOBBY** Upvc door. Tiled floor. Built in cupboards. Radiator. Staircase leading to first floor landing and bedrooms.



**LIVING ROOM 19' 0" x 12' 2" (5.802m x 3.709m)** Front facing bay window. Electric fire with brick fireplace surround and tiled hearth with wooden mantel. Television point. Radiator.



**KITCHEN 15' 5" x 7' 5" (4.721m x 2.277m)** Side facing windows with pelmet lights over. Fitted base wall units with drawers, glass fronted cabinets and corner display. Worktop incorporating one and half stainless-steel single bowl drainer sink with mixer taps. Four ring gas hob with extractor above. Built in oven and integral fridge freezer, washing machine and tumble dryer. Tiled floor. Radiator.



### PERSONAL DOOR FROM KITCHEN INTO: -

**SUNROOM 15' 1" x 7' 3" (4.615m x 2.225m)** Rear facing patio doors. Recess display. Radiator. Tiled floor.



**WC** Side facing window. WC and vanity sink unit with display top cupboard. Downlights. Tiled floor. Radiator.



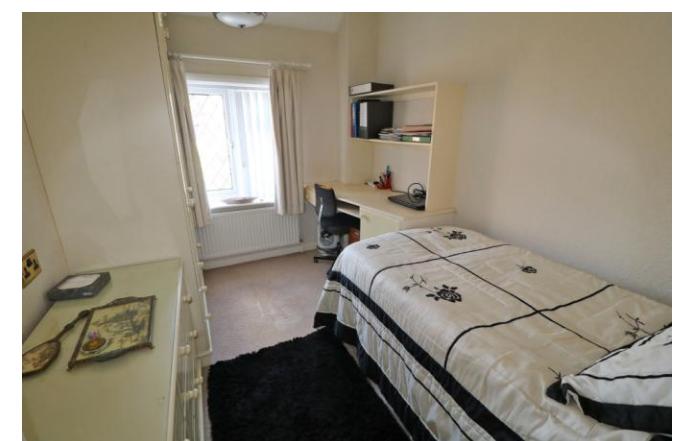
**LANDING** Side facing window. Split level landing. Loft access.



**BEDROOM 1 15' 5" x 10' 10" (4.722m x 3.326m)** Front facing windows. Built in storage cupboards and wardrobes. Radiator.



**BEDROOM 2 11' 8" x 9' 0" (3.570m x 2.751m)** Rear facing window. Fitted wardrobes with matching drawers and desk with display. Radiator.



**BATHROOM 8' 2" x 7' 6" (2.511m x 2.298m)** Rear facing window. Pedestal hand wash basin and WC. Part tiled walls. Bath with shower over and side screen. Built-in cupboard. Heated towel rail.



**OUTSIDE** The property is set back behind a low boundary wall with a gravelled driveway providing off-road parking and leading up to the front entrance, accessed via a set of brick steps. A well-kept lawn, framed by mature trees and established shrubs, adds to the property's kerb appeal. The driveway continues along the side of the home, offering further parking and leading to a single detached garage. To the rear, the private enclosed garden features a lovely patio area along with a lawn surrounded by mature planting. There is also a corner summerhouse. The garden is fully enclosed by a combination of wooden fencing and hedged boundaries providing privacy. Outdoor lighting and tap.

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

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: A

**TENURE:** Freehold assumed

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