



11 Pinfold, Epworth, DN9 1SG

- Semi detached 2 double bed bungalow • South facing at rear • Conservatory addition • Detached garage • Gas central heating • Quiet cul-de-sac setting •

LOCATION

Epworth is a small and historic Country Town of approx 4000 population located 3 miles south of junction 2 M180 and about 14 miles Doncaster and 13 miles Scunthorpe. The regional centres of Sheffield, Leeds, Hull and Humber Ports, Lincoln, York, etc are within commuting distance. Epworth is a tourist attraction and offers good shops, professional services, hotel, restaurants, cafes, sports and leisure centre with pool, libraries, health centre, dentist, places of worship, primary and senior schools and much, much more.

Accommodation (room sizes approx)

HALL with side entrance, radiator, hall cupboard, access to roof space.

LOUNGE/DINER front facing, PVC double glazed window, radiator and TV provision.



KITCHEN (2.6m x 2.7m) rear and side outlooks, tiled décor, vinyl flooring, radiator, base and wall units, counter tops, 1 ½ bowl sink, provision for auto washer etc. Integrated oven and gas hob, canopy fan.



Rear (south) **CONSERVATORY** (2.6m x 4m) French doors to garden, side external door, blinds, radiator and wall lights.

Rear **BEDROOM 1** (3.8m x 3m) radiator, fitted wardrobes and vanity furnishings.

Front **BEDROOM 2** (2.9m x 2.7m) radiator and fitted bedroom furnishings.

SHOWER ROOM (1.7m x 2.3) toilet, wash basin and curve line shower, vinyl flooring, panel décor and towel radiator.



OUTSIDE

Dwarf wall to quiet road frontage. Front garden, side driveway to detached brick **GARAGE**. Rear south facing garden with shed.

SERVICES (not tested)

All mains services, gas central heating to radiators. Modern boiler in roof space.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

Band 'B' (on-line enquiry)

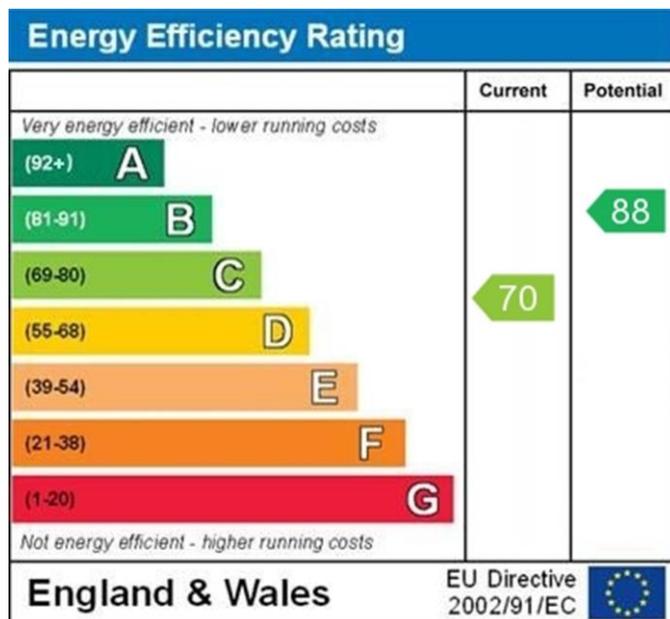
TENURE

Freehold assumed

VIEWING

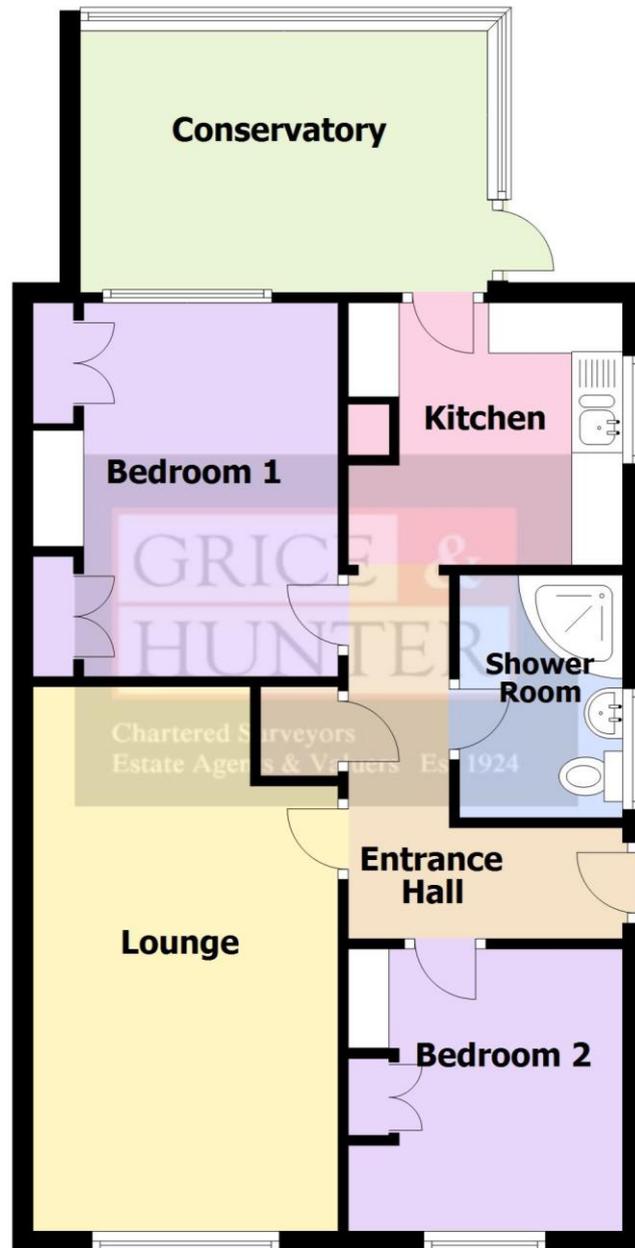
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Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

11 PINFOLD

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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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