



4 Wheatfield Close,

Epworth, DN9 1SY

● A wonderful opportunity to acquire a deceptively spacious extended family home tucked away on a quiet cul-de-sac in the popular & historic market town of Epworth. With generous & versatile accommodation throughout this well-presented property provides excellent space for family living with potential to convert the room above the garage. The property benefits from its own solar panels. Briefly comprising hallway, living room, day/sunroom, dining room, family bathroom, bedroom/office, breakfast kitchen, utility room & loft room. First floor landing with 3 bedrooms & en-suite. The property is approached via a brick-block driveway providing ample off-road parking & access to an integral double garage. Lawned garden areas lie to either side of the driveway with giving access from both sides to the rear garden with a good-sized lawned garden & patio area with panoramic views all enclosed by a wooden fence boundary. A spacious family home with versatile accommodation with further potential. ●

● 4 / 5-bedroom detached house - Hall / Living room / Day-Sun room - Dining room / Bathroom / Bedroom-Office - Kitchen / Utility / Landing / 3 bedrooms / Ensuite - Integral double garage with room above - Driveway with ample off-road parking - Excellent local amenities ●

Price Region: £450,000

RECEPTION HALL Entrance door and window. Oak effect flooring. Staircase leading to first floor landing with bedrooms. Radiator with wooden cover.

LIVING ROOM 24' 5" x 12' 6" (7.455m x 3.830m) Side facing windows. Feature archway giving access to the dining room. Television point. Radiators.



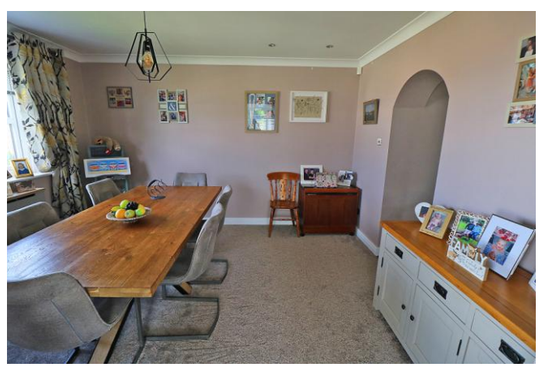
Double French doors with side panels opening into the: -

DAY/SUNROOM 15' 8" x 10' 8" (4.788m x 3.257m) Brick base with rear and side windows. Rear French doors opening onto the garden with open views. Ceiling downlights with Velux window. Radiator.



2nd set of French glass panelled doors leading into: -

DINING ROOM 12' 8" x 11' 6" (3.867m x 3.524m) Rear facing window with open views. Ceiling downlights. Radiator with wooden cover. Archway giving access back into the living room.



FAMILY BATHROOM 10' 8" x 9' 3" (3.265m x 2.831m) Double aspect windows. Corner jacuzzi bath with central mixer taps. WC and floating glass wash basin. Walk-in shower with screen. Tiled walls with built-in storage and display shelving. Tiled floor. Heated towel rail.



BEDROOM/OFFICE 12' 8" x 8' 7" (3.861m x 2.634m) Front facing window. Radiator



BREAKFAST KITCHEN 16' 0" x 9' 11" (4.897m x 3.033m) The kitchen features a front-facing bay window, fitted with a combination of base and wall cupboards, pan drawers and a dedicated wine rack. The worktop incorporates a six-ring gas hob with an extractor fan positioned above. A full-height bank of units provides integrated appliances, including a built-in oven, grill, microwave and fridge freezer. A central breakfast bar provides a practical and sociable dining area. Additional features include a side-facing window, recessed downlights and a vertical radiator.



UTILITY ROOM 7' 9" x 7' 3" (2.364m x 2.213m) Front facing window and rear facing stable doors opening onto the patio area. Provision for washing machine. Personal door leading into the garage. Access to: -

HOBBY / BEDROOM 11' 4" x 10' 11" (3.464m x 3.352m) Enclosed staircase. Front facing window. Radiator

FIRST FLOOR LANDING: Under eaves storage.

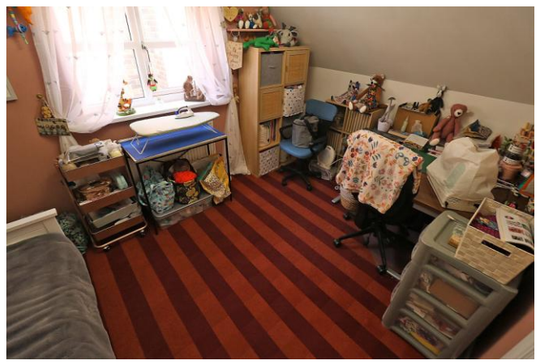
BEDROOM 1 16' 9" x 14' 6" (5.124m x 4.442m) Front facing window. Rear facing window with panoramic views over farmland. Ceiling downlights. Radiator.



ENSUITE / DRESSING AREA Side facing window. WC and pedestal sink unit with tiled splash back. Wooden floor. Hanging space. Radiator.



BEDROOM 2 13' 0" x 8' 8" (3.972m x 2.665m) Side facing window. Radiator.



BEDROOM 3 13' 3" x 10' 8" (4.044m x 3.273m) Side and rear facing window with panoramic views over farmland. Radiator.



OUTSIDE Externally the property is approached via a brick-block driveway providing ample off-road parking and leading to an integral double garage. Lawned garden areas lie to either side of the driveway, with access from both sides leading through to the rear garden. To the rear there is a good-sized lawned garden and patio area, enjoying panoramic views across the surrounding farmland. The garden is fully enclosed by a wooden fence boundary providing a pleasant and private outdoor space. Outside lighting and tap,





SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincs Council
COUNCIL TAX: Band: D
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236