



## 7 Blow Row, Epworth

£325,000 Freehold

A FINE TRADITIONAL DETACHED HOUSE · PRIVATE TOWN CENTRE LOCATION · 2 RECEPTION ROOMS · ATTRACTIVE FITTED KITCHEN · 3 BEDROOMS · STYLISH FAMILY BATHROOM · GENEROUS DRIVEWAY & GARAGING · PRIVATE ENCLOSED REAR GARDEN · NOT TO BE MISSED

Traditional detached house near town centre with 3 bedrooms, stylish bathroom, fitted kitchen, ample parking, garage, private garden, uPVC double glazing, and gas central heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

### **Double Glazing**

Full uPVC double glazed windows and composite entrance door.

### **Central Heating**

Modern gas fired central heating system to radiators.

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**Entrance Hall**

5' 7" x 10' 6" (1.70m x 3.19m)

With a front composite double glazed and leaded entrance door with adjoining side light, staircase leads to the first floor accommodation with under the stairs storage, wall mounted Honeywell thermostatic control for the central heating, wall to ceiling coving and doors through to;

**Lounge**

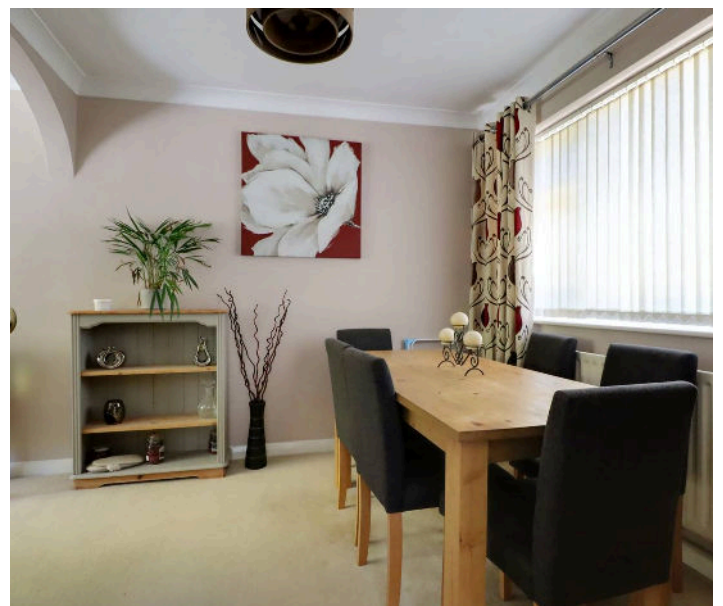
13' 10" x 11' 11" (4.21m x 3.64m)

Broad front uPVC double glazed window, TV point, wall to ceiling coving and archway through to;

**Formal Dining Room**

8' 11" x 9' 0" (2.71m x 2.75m)

Rear uPVC double glazed window, wall to ceiling coving and doors through to;





### **Kitchen**

10' 5" x 10' 4" (3.18m x 3.15m)

With rear uPVC double glazed window onlooking the garden, side composite double glazed entrance door with patterned leaded glazing, The kitchen enjoys an extensive range of bespoke fitted furniture finish in and Old English White with twisted pull handles with a complementary high gloss patterned worktop with tiled splash backs incorporating a single stainless sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead canopied extractor, plumbing for an automatic washing machine, integral fridge freezer, tiled effect flooring and wall to ceiling coving.

### **First Floor Landing**

6' 2" x 8' 2" (1.87m x 2.50m)

Side uPVC double glazed window, wall to ceiling coving, loft access, built-in airing cupboard with cylinder tank and shelving and doors to;

### **Master Bedroom 1**

11' 11" x 11' 2" (3.63m x 3.40m)

Rear uPVC double glazed window and a range of fitted bedroom furniture.

### **Front Double Bedroom 2**

10' 5" x 9' 10" (3.17m x 3.00m)

Front uPVC double glazed window and wall to ceiling coving.





**Front Bedroom 3**

8' 11" x 7' 0" (2.72m x 2.13m)

Front uPVC double glazed window and wall to ceiling coving.

**Attractive Family Bathroom**

7' 5" x 5' 5" (2.25m x 1.66m)

Rear uPVC double glazed window with frosted glazing enjoying a modern suite in white comprising a close couple low flush WC an adjoining vanity wash hand basin, panelled bath with power shower above and glazed screen, tiled flooring, fully tiled walls with chrome towel rail and inset ceiling spotlights.

**Grounds**

The property enjoys landscaped gardens with the front behind a mature hedge providing privacy with raised lawned gardens and further planted borders. There is a large block paved driveway allowing ample off street parking to the front and side that leads directly to the garage. The rear garden has a flagged decked seating area with manageable planted borders and a side lawned garden.


**Garage**


9' 1" x 16' 0" (2.78m x 4.87m)

The property enjoys the benefit of a single garage with up and over front door, rear window, internal power and lighting, plumbing for an automatic washing machine and space for a dryer.

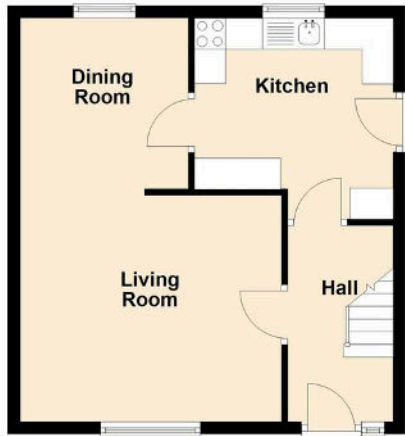
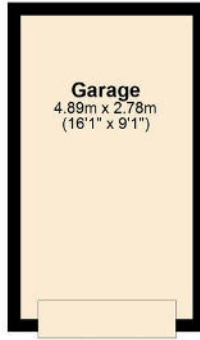




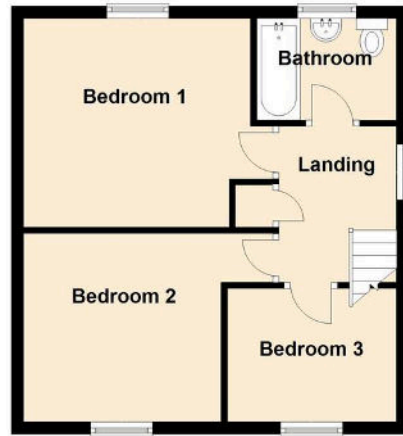
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>4</b>	<b>2</b>
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

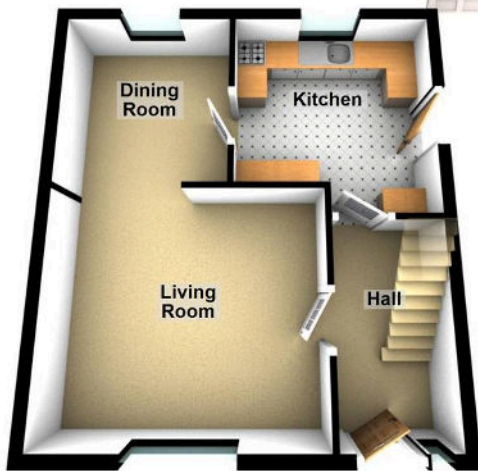
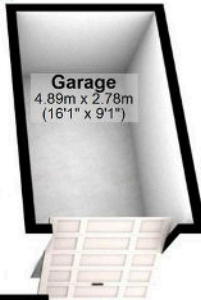
**Ground Floor**  
Approx. 52.6 sq. metres (565.7 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (419.5 sq. feet)



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Total area: approx. 91.5 sq. metres (985.2 sq. feet)

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