





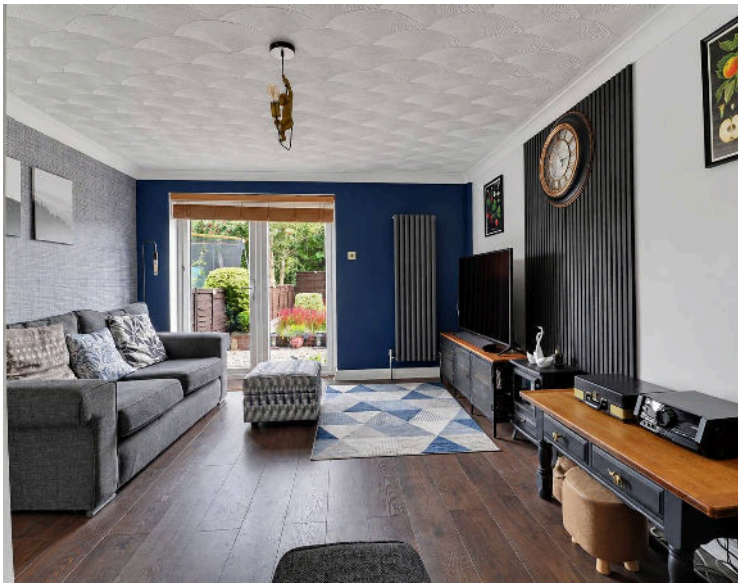
7 Main Street, Ealand

£175,000 Freehold

MODERN SEMI-DETACHED HOME · IDEAL FIRST TIME BUY OR YOUNG FAMILY PUCRHASE · PEACEFUL VILLAGE POSITION · BEAUTIFULLY LANDSCAPED & PRIVATE REAR GARDEN

paul fox
the family estate agents





MODERN THREE-BEDROOM SEMI-DETACHED HOME | IDEAL FIRST-TIME BUY OR FAMILY HOME | BEAUTIFULLY LANDSCAPED PRIVATE GARDEN | DRIVEWAY PARKING

Paul Fox Estate Agents are delighted to present this attractive modern semi-detached home, peacefully positioned on the outskirts of the popular village of Ealand. Beautifully presented throughout and ready for immediate occupation, the property represents an excellent opportunity for first-time buyers, professional couples and young families.

Ealand enjoys a convenient village setting within easy reach of the small market town of Crowle and the historic town of Epworth, providing access to a wide selection of shops, schools, healthcare facilities and everyday amenities. Excellent nearby transport links make the location particularly well suited to commuters.

The well-planned ground-floor accommodation begins with a welcoming entrance hall and a useful cloakroom/WC. A contemporary fitted kitchen features a stylish range of gloss-fronted units, while the spacious open-plan lounge and dining room provides an inviting setting for everyday family life and entertaining. French doors open directly onto the rear patio and garden, creating a seamless connection between the indoor and outdoor living spaces.

The first-floor landing leads to three well-proportioned bedrooms, offering flexibility for a growing family, home office or guest accommodation. Completing the layout is a well-appointed three-piece family bathroom.

Outside, a gravelled driveway provides off-road parking for two vehicles, accompanied by a neatly maintained front lawn. Secure gated access leads to the beautifully landscaped rear garden, which is a particular highlight of the home. Enjoying an excellent degree of privacy, the garden is predominantly laid to lawn with attractive planted borders and a paved patio seating area—perfect for relaxing, outdoor dining and summer entertaining.

Further benefits include uPVC double glazing and a modern gas-fired central heating system.

Early viewing is highly recommended to appreciate the presentation, accommodation and peaceful village setting offered by this superb modern home.

EPC Rating: C | Council Tax Band: B

Viewings strictly through Paul Fox Estate Agents, Epworth Office.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Living Room
15' 11" x 11' 10" (4.86m x 3.61m)



Kitchen
8' 10" x 8' 2" (2.70m x 2.50m)

Bedroom 1
11' 11" x 9' 10" (3.62m x 3.00m)

Bedroom 2
11' 6" x 5' 7" (3.50m x 1.70m)

Bedroom 3
8' 6" x 6' 0" (2.58m x 1.83m)

Bathroom
6' 7" x 5' 7" (2.00m x 1.69m)

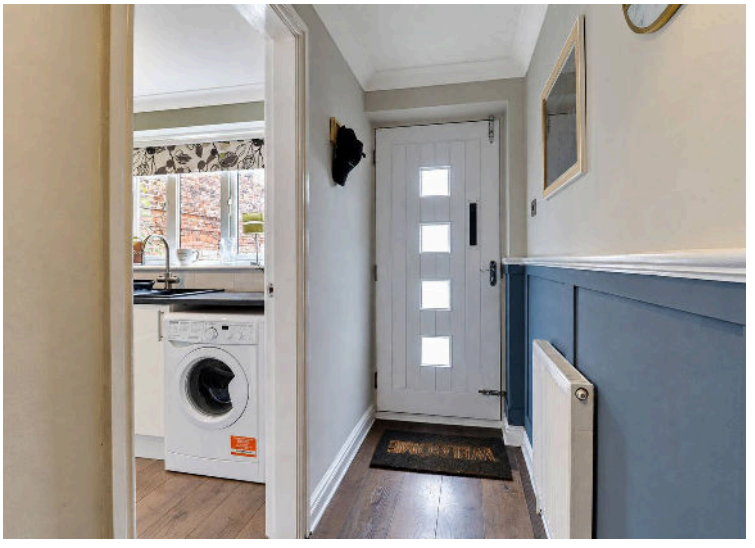


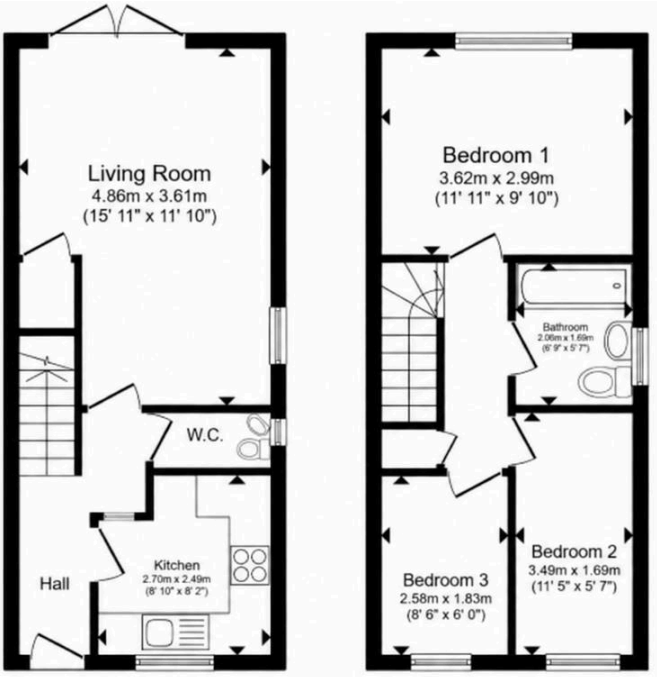












Ground Floor **First Floor**

Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Paul Fox Estate Agents

Paul Fox Estate Agents, 15-17 High Street - DN9 1EP

01427 339100

epworth@paul-fox.com

www.paul-fox.com/

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