



## FEATURES

- For sale by private treaty
- Three-bedroom detached house
- Rear garden with lawn area
- No chain
- Freehold
- Asking price £249,950
- Driveway providing off-road parking
- End of cul-de-sac desirable location
- Suitable for investors or owner-occupiers
- Sold with vacant possession

**Asking Price: £249,950**

## Three Bedroom Detached House

29 Newland View  
Epworth  
DN9 1SH

## OVERVIEW

For sale by private treaty, this three bedroom detached family home is offered to the market with vacant possession and no chain.

Located in a quiet cul-de-sac, the interior features a spacious lounge with a feature fireplace, a dedicated dining room with sliding patio doors, and a white fitted kitchen. The first floor comprises three bedrooms, including a master with extensive floor-to-ceiling built-in wardrobes, and a fully tiled family bathroom. Externally, the property benefits from a private driveway and single garage, alongside an enclosed rear garden with a lawn, paved patio area, and mature hedging for added privacy.

Situated in historic Epworth, this home offers a peaceful lifestyle with easy access to local shops and schools. The town is well-positioned on the A161, providing excellent commuter links to Doncaster, Scunthorpe, and Gainsborough, supported by regular bus services to surrounding areas.

## For Sale by Private Treaty

### Floor Area

Total floor area 83 m2/ 893 ft2  
(taken from EPC)

### Council Tax

The property is rated within council tax band C.

### EPC

This property is rated with EPC bandD and expires on the 5th of January 2036 <https://find-energy-certificate.service.gov.uk/energy-certificates/0869-3057-4209-7096-7200>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

### Tenure

Freehold - sold with vacant possession.

### Viewings

Please contact John Pye Property  
0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

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