

ATTENTION - A RARE OPPORTUNITY!



**27 JOHNSONS LANE CROWLE. DN17 4EW
PRICE REGION £220,000 OFFERS INVITED**

ATTENTION!

Outstanding and rare opportunity to renovate a sizable bungalow back to an amazing family home or extend outwards and upwards with the scope to create a substantial property positioned on a sizable plot. (With correct planning permissions gained). Briefly comprising reception hall, living room, 3 bedrooms, wet room and dining kitchen. Single detached garage. The property is set in its own private grounds. The property is surrounded by large gardens. Solid fuel central heating. Crowle is well positioned for all local amenities to include doctors, various shops and eating outlets. Viewing is highly recommended to appreciate what is on offer! Contact Agents for a viewing!

RECEPTION HALL Entrance door leading into the L-shaped hallway. Built in floor to ceiling storage. Radiator.

LIVING ROOM 18' 8" x 11' 5" (5.695m x 3.486m) Front facing bay window and additional side facing window. Tiled fireplace surround and hearth with multi stove with back boiler. Television point. Radiator.

BEDROOM 1 14' 11" x 11' 1" (4.551m x 3.385m) Front facing bay window. Radiator.

BEDROOM 2 11' 1" x 7' 10" (3.385m x 2.397m) Rear facing window.

BEDROOM 3 9' 0" x 8' 9" (2.753m x 2.690m) Front facing window.

WET ROOM 8' 7" x 5' 5" (2.630m x 1.663m) Rear facing window. Pedestal WC and hand wash basin. Shower. Radiator.

KITCHEN/DINER 17' 9" x 9' 11" (5.428m x 3.025m) Rear facing windows. Side facing French doors. Fitted base units with drawers. Worktop incorporating stainless steel single drainer. Wall units and floor to ceiling cupboards and provision for washing machine. Radiator.

OUTSIDE The property is set in its own private grounds. To the front there is a driveway that leads to the attached single garage. There is a wall and iron railing that forms the front boundary with personal gate. The land to the front side and rear would make for lovely gardens. At the rear of the property there is a large garden offering potential to create a lawned area and patio. The garden will be enclosed with a wooden panelled fence boundary in due course.





The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless Stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority Independently.

Misrepresentation

Keith Clough give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers of tenants should not rely on them as statements or representations of fact, but they must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Keith Clough has authority to make or give representations or warranty in relation to the property.