



**31 Godnow Road,
Crowle, DN17 4EA**

● A wonderful opportunity to acquire a three bedroom semi detached house located in the highly popular small town of Crowle. This property is well presented all the way through offering superb family accommodation with an early viewing being essential. Briefly comprising hallway, dining kitchen and living room. First floor with 3 bedrooms and bathroom. To the front of the property there is a low hedge boundary and gate leading to a long driveway offering ample off-road parking. There is a lawned front garden with a wooden fence and hedge boundary and little pathway leading to the front door and porch. At the rear of the property there is a good sized lawned garden with a wooden fence boundary and pathway leading to the end of the garden where there is an outbuilding and established trees and bushes. Outside lighting and tap. Contact Agents to arrange a viewing! ●

● 3-bedroom semi-detached house - Beautifully presented throughout - Hallway / Dining Kitchen / Living room - Landing / 3 bedrooms / Family bathroom - Lawned garden to front and rear - Long driveway offering ample parking - Superb family accommodation ●

Price Region: £185,000

RECEPTION HALL Upvc door leading to hallway and staircase. Radiator.

DINING KITCHEN 16' 5" x 12' 7" (5.028m x 3.855m) Double aspect windows with side entrance door. Modern fitted base cupboards and drawers with worktop incorporating stainless steel single drainer with mixer taps and tiled splash backs. Halogen hob with chrome extractor fan above. Built in oven and separate grill. Provision for whitegoods. Tiled floor. Built in pantry/storage. Additional storage cupboard. Radiator.



LIVING ROOM 16' 4" x 11' 0" (4.990m x 3.359m) Double aspect windows. Electric fire/heater with modern fireplace surround. Television point. Radiators.



LANDING Rear facing window. Built in storage.

BEDROOM 1 13' 0" x 9' 8" (3.977m x 2.953m) Front facing window. Built in storage cupboard. Radiator.



BEDROOM 2 10' 11" x 10' 8" (3.335m x 3.274m) Front facing window. Radiator.



BEDROOM 3 10' 0" x 6' 6" (3.072m x 1.999m) Rear facing window. Radiator.



BATHROOM 6' 10" x 5' 5" (2.106m x 1.669m) Rear facing window. Low level pedestal hand wash basin and WC. Bath with shower over. Fully tiled walls and floor. Radiator.



OUTSIDE To the front of the property there is a low hedge boundary and gate leading to a long driveway offering ample off-road parking. There is a lawned front garden with a wooden fence and hedge boundary and little pathway leading to the front door and porch. At the rear of the property there is a good sized lawned garden with a wooden fence boundary and pathway leading to the end of the garden where there is a outbuilding and established trees and bushes. Outside lighting and tap.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band:

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236