



**5 The Old Moorings,
Crowle Road, Eastoft, DN17 4JU**

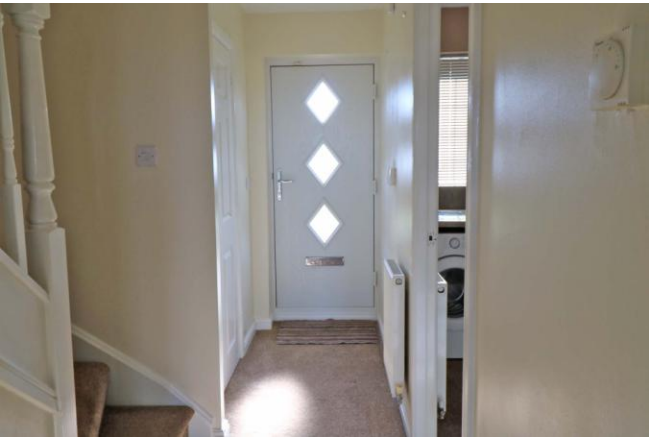
- A lovely opportunity to acquire a well presented semi - detached property in the village of Eastoft. Boasting views over open countryside. Briefly comprising reception hallway, lounge, kitchen and cloakroom to the ground floor. First floor has two bedrooms and bathroom. To the front of the property there is a lawned garden and pathway giving access to the front entrance door. The rear garden has an AstroTurf lawn and patio area all enclosed by a wooden fence boundary. Driveway with parking and attached single garage. With potential to extend with the correct planning permission being obtained. External tap and lights •
- 2 Bedroom Semi Detached House - Hallway / Cloakroom / Lounge - Kitchen / 2 Bedrooms / Bathroom - Upvc double glazing & LPG heating - Front and rear garden - Driveway with parking and attached single garage - Village location close to local amenities •

Price Region: £199,995

SEMI-DETACHED HOUSE

RECEPTION HALLWAY

Upvc front door leading to the entrance hallway. Staircase leading to first floor landing and bedrooms. Radiator.



CLOAKROOM

Front facing window. Hand wash basin and low-level WC. Tiled splashbacks. Radiator.



LIVING ROOM

15' 1" x 12' 4" (4.612m x 3.780m)

Rear facing French doors with side screen opening onto the patio area with open views. Electric fire with modern cream fireplace surround. Built in storage cupboard. Television point. Radiator.



KITCHEN

10' 9" x 5' 6" (3.300m x 1.680m)

Front facing window. Fitted base and wall units with drawers. Worktop with single stainless-steel drainer and mixer taps. Halogen hob with extractor fan above and built in oven and grill below. Provision for fridge freezer and washing machine. Ceiling spotlights. Radiator.



FIRST FLOOR LANDING

Front facing window. Loft access. Radiator.



BEDROOM 1

10' 4" x 8' 11" (3.154m x 2.742m)

Two front facing windows. Built in mirror fronted wardrobes. Storage cupboard housing the central heating boiler. Radiator.



BEDROOM 2

10' 3" x 9' 10" (3.142m x 3.020m)

Rear facing window with views over countryside. One wall with fitted sliding wardrobes with mirror fronted doors. Laminate flooring. Radiator.



BATHROOM 6' 6" x 5' 5" (2.006m x 1.675m)

Side facing window. White coloured bathroom suite comprising bath with shower over and side screens. Low level WC and pedestal hand wash basin. High level vanity cabinet. Heated towel rail.



OUTSIDE

To the front of the property there is a lawned garden and pathway giving access to the front entrance door. The rear garden has an Astroturf lawn and patio area all enclosed by a wooden fence boundary. Driveway with parking and attached single garage. External tap and lights.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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