



**7 Saffron Way,
Crowle, DN17 4GL**

- A sizeable and beautifully presented family home, offering spacious and versatile accommodation throughout. Tastefully decorated with a modern yet homely feel, this stunning property is a true credit to its current owners and is ready to move straight in. Comprising of a reception hallway, living room, study, cloakroom, dining kitchen, and utility to the ground floor two bedrooms with ensuite facilities, a further three bedrooms and family bathroom to the first floor. To the rear, you will find a well-maintained lawned garden with a paved patio area-perfect for outdoor entertaining. There is also an additional pergola area offering a charming space to relax. The garden is beautifully landscaped with a variety of mature plants, flowers, shrubs, and trees, creating a private and picturesque setting. External tap and lights. •

- Sizeable Detached Family Home - Well-Presented - Two Receptions - Five Bedrooms - 2 Ensuite Bathrooms - Lawned Rear Garden - Ample Parking •

Price Region: £450,000

DETACHED HOUSE

RECEPTION HALLWAY: Entrance door with side window opening into the hallway with staircase leading off to the first-floor gallery landing and bedrooms. Laminate flooring, downlights and under stairs storage.

LIVING ROOM: 23' 9" x 12' 10" (7.264m x 3.928m) Front facing bay window and rear facing French doors with side screen giving access to the patio area and lawned garden. Living flame gas fire with cream modern fireplace surround and hearth. Engineered wood floor. Radiators. Television point.



STUDY: 9' 2" x 8' 11" (2.803m x 2.740m) Front facing window. Radiator.



CLOAKROOM: WC and vanity sink unit with tiled splashbacks. Laminate flooring. Radiator.

DINING KITCHEN: 20' 7" x 16' 1" (6.299m x 4.910m) Rear facing windows and French doors opening to the patio area and garden. High gloss fitted base and wall units with pan drawers and wine chiller. Quartz worktop with turnups incorporating a one and half bowl single drainer sink with mixer tap. Central Island with breakfast bar with drawers under and induction hob and extractor fan above. Separate built-in oven and grill and dishwasher. Television point. Laminate flooring. Downlights and kick board lights. Radiators. Larder storage.



UTILITY ROOM: 11' 2" x 5' 10" (3.423m x 1.787m) Side door and window. High gloss base and wall units with worktop incorporating a stainless-steel single bowl drainer sink with mixer tap and tiled splashbacks. Provisions for whitegoods. Laminate flooring. Downlights. Radiator. Personal door leading into the integral garage (currently being used as a bar).

GALLERY LANDING: Front facing window. Built in storage cupboard. Loft access. Downlights. Radiator.



BEDROOM 1 :24' 10" x 15' 3" (7.583m x 4.664m) Front facing arched window and side facing windows. Fitted wardrobes and drawers. Television point. Radiator.



ENSUITE: Velux window. Vanity sink unit with cupboards and display top incorporating the WC. Shower cubicle with hand and rain shower with recess display shelving. Tiled floor and walls. Heated towel rail. Downlights.



BEDROOM 2:14' 3" x 10' 1" (4.362m x 3.082m) Rear facing window. Fitted wardrobe with sliding doors and matching drawers. Television point. Radiator.

ENSUITE: Side facing window. Low level pedestal hand wash basin and WC. Double shower cubicle. Radiator.

BEDROOM 3: 10' 3" x 9' 5" (3.149m x 2.878m) Front facing window. Built in wardrobe. Radiator.

BEDROOM 4:12' 11" x 9' 3" (3.938m x 2.824m) Rear facing window. Built in wardrobe. Television point. Radiator.

BEDROOM 5: 11' 2" x 5' 1" (3.425m x 1.555m) Rear facing window. Radiator.

BATHROOM: 8' 3" x 7' 6" (2.532m x 2.296m) Side facing window. WC and vanity sink unit with display top and tiled splashbacks. Bath with hand shower. Double shower cubicle. Tiled flooring. Radiator. Downlights.



OUTSIDE: The property benefits from a spacious driveway offering ample parking for multiple vehicles and access to an attached double garage currently being used as a bar. Wooden gates on either side of the property provide convenient access to the rear garden. To the rear, you will find a well-maintained lawned garden alongside a paved patio area-perfect for outdoor entertaining. There is also an additional pergola area offering a charming space to relax. The garden is beautifully landscaped with a variety of mature plants, flowers, shrubs, and trees, creating a private and picturesque setting. External tap and lights.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band F

TENURE: Freehold assumed

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