



**33 Johnsons Lane**  
**Crowle, Lincolnshire DN17 4EW**  
**£139,000**

*Bella*  
properties

**Bella Properties are pleased to offer for sale this delightful two bedroom home in the popular market town of Crowle. Situated on Johnsons Lane and close to many local amenities the property is well maintained and briefly consists of the living room, kitchen and dining room on the ground floor, with landing, both bedrooms, and bathroom on the first floor. Externally, there is an enclosed south facing garden which is laid to lawn with decking area, a shed for storage and off road parking.**

**Absolutely ideal for first time buyers or small families, this property is available now and viewings come highly recommended!**



**Living Room** 13'9" x 13'1" (4.2 x 4)

Entrance into the property is via the front door. uPVC window to the front of the property, stairs to the first floor accommodation and opening leads to the dining room. Includes under stairs storage cupboard and central heating radiator.

**Dining Room** 8'2" x 6'10" (2.5 x 2.1)

Entrance from the living room, opening leads to the kitchen and double uPVC doors lead to the rear garden. Wooden flooring with central heating radiator.

**Kitchen** 8'2" x 5'10" (2.5 x 1.8)

A variety of base height and wall mounted units with complimentary counters. Integrated stainless steel sink and drainer, oven, electric hob and overhead extractor. Space and plumbing for white goods. Tiled splashbacks, wooden flooring and uPVC window to the rear garden.

**Landing** 5'8" x 4'3" (1.75 x 1.31)

Carpeted with internal doors leading to the two bedrooms and family bathroom.

**Bedroom One** 10'5" x 13'1" (3.2 x 4)

Carpeted throughout with central heating radiator and uPVC window to the front of the property. Includes built in storage space.

**Bedroom Two** 10'9" x 6'10" (3.3 x 2.1)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

**Bathroom** 5'10" x 5'8" (1.8 x 1.75)

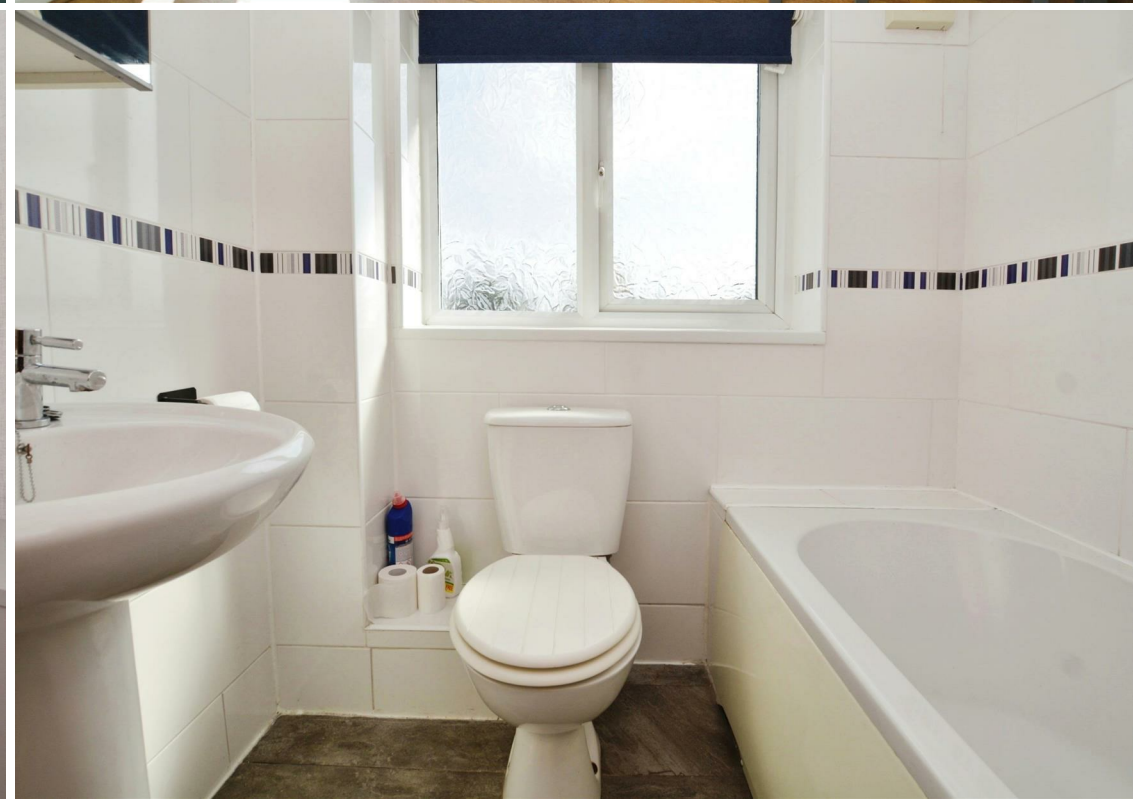
Three piece suite consisting of toilet, sink and bath. Fully tiled walls, wall mounted heated chrome towel rail and uPVC window to the rear of the property.

**External**

An enclosed south facing garden can be found to the rear which is mainly laid to lawn, with decking area for entertaining and shed for storage. The gates beyond lead on to an off road parking space.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





## Ground Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		