



 4  
Bedrooms

 3  
Bathrooms



**\*\*\*STUNNING EXECUTIVE HOME\*\*\***

Discover this stunning 4-bedroom detached family home in the tranquil Ashfield Court, Crowle. Boasting breathtaking rural views, this executive property features spacious living areas, a modern kitchen, luxurious master suite, and beautifully landscaped gardens with a hot tub and sun terrace. With solar panels, a double garage, and convenient access to local amenities and major routes, this home offers the perfect blend of countryside serenity and modern convenience.

Nestled in the serene and picturesque surroundings of rural North Lincolnshire, this impressive four-bedroom detached executive family home on Ashfield Court, Crowle, offers an exceptional blend of modern living with stunning countryside views. Located in a peaceful cul-de-sac, this property boasts full double glazing, owner-installed solar panels, and a wealth of premium features designed for comfort and convenience.

Upon arrival, you're greeted by a spacious double driveway leading to an integrated double garage, providing ample parking and storage solutions. The property is surrounded by large, well-maintained gardens that include a luxurious hot tub, a sun terrace perfect for al fresco dining, and additional external storage.

Step inside to discover generous family living areas, with an inviting open-concept layout that seamlessly connects the living room, dining room, and sunroom—ideal for both everyday living and entertaining. The family kitchen is a chef's delight, featuring a Rangemaster oven, integrated dishwasher, an American-style fridge freezer, and plenty of storage space, making it the heart of the home.

The ground floor also benefits from a convenient WC, perfect for guests. Upstairs, the master bedroom is a true retreat, complete with a large en-suite shower room. Three additional double bedrooms and a spacious single bedroom offer flexible accommodation for family or guests.

This home is ideally located just a short walk from local schools, retail outlets, and the leisure centre, making it perfect for families. It also offers excellent access to the nearby towns of Scunthorpe, Epworth, and Doncaster, with easy connections to the motorway network and the A18.

This property represents a rare opportunity to enjoy luxurious family living in a tranquil rural setting, with all the conveniences of town life just moments away. Don't miss out on making this exceptional house your new home.

Lounge / Dining Room: 6.77m x 4.17m

Sun Room: 6.77m x 2.89m

Kitchen: 4.81m x 2.62m

Ground Floor WC: 1.91m x 2.07m

Master Bedroom: 3.89m x 2.00m

En-Suite Shower Room: 2.87m x 1.37m

Bedroom Two: 3.24m x 2.87m

Bedroom Three: 3.24m x 3.15m

Bedroom Four: 2.87m x 1.95m

Bathroom: 1.98m x 1.69m

**Double Garage:** 5.39m x 5.29m

### **Entrance Hall**

A spacious entrance hall welcomes you with integral access to the double garage. The area features carpeted flooring, a radiator, and a front aspect uPVC entrance door. It provides access to the WC, kitchen, and lounge, with ceiling lights adding a warm ambiance.

### **Ground Floor WC** *1.91m x 1.07m*

The ground floor WC is equipped with a modern push-flush toilet, a double-door vanity unit with a hand basin, and a ladder-style chrome towel radiator. The space is completed with an obscure glazed uPVC window, tiled flooring, and ceiling spot lighting for a contemporary finish.

### **Double Garage** *7.96m x 4.81m*

The double garage features twin up-and-over doors for vehicular access from the front aspect, a single rear door opening to the gardens, and an integral door leading to the main entrance hall. It is equipped with a mains power supply and ceiling lighting for added convenience.

### **Kitchen** *4.81m x 2.62m*

The modern fitted kitchen features wood-fronted wall and base units complemented by wood worktops throughout. It includes custom cabinetry to house the American-style fridge freezer (included in the sale), partial tiled walls, and tiled flooring. Ambient under-cabinet lighting enhances the space, while a freestanding Rangemaster double oven with a five-ring gas hob and overhead extractor adds both style and functionality. The kitchen is equipped with a composite sink and drainer, a built-in dishwasher, and is illuminated by ceiling lighting. A front-aspect double-glazed window and a single door provide access to the gardens.

### **Lounge / Dining Room** *6.77m x 4.17m*

The open-concept lounge and dining area, complemented by a sunroom at the rear, offers a spacious and versatile living space. The area features carpeted flooring throughout, with sliding double doors providing seamless access from the dining space to the sunroom. The lounge is open-plan, creating a cohesive flow between the spaces. Twin radiators ensure warmth, while an electric fire adds a cozy focal point. The room is illuminated by ceiling light fittings, enhancing the ambiance of this inviting family space.

### **Sun Room** *6.77m x 2.89m*

The spacious sunroom is fully double-glazed, providing ample natural light and a clear view of the rear garden. It features vinyl wood-effect flooring and double doors that open directly to the garden, creating a seamless indoor-outdoor connection. A ceiling fan light adds both comfort and style to this bright and airy space.

### **Bathroom** *1.98m x 1.69m*

The family bathroom is beautifully finished with tiled flooring and walls, and includes an obscure glazed uPVC window for privacy. It features a P-shaped acrylic panel bath with a handheld shower hose, a push-flush toilet, and a pedestal hand basin. A ladder-style towel radiator and ceiling lights complete this modern and functional space.

### **Master Bedroom** *3.89m x 2.00m*

The master double bedroom features a range of built-in wardrobes for ample storage, carpeted flooring for comfort, and a radiator for warmth. A front aspect uPVC window allows for natural light, while an opening leads directly to the en-suite shower room. The space is completed with ceiling lighting for a well-lit and inviting atmosphere.

### **En-Suite Shower Room**

The en-suite shower room is elegantly appointed with tiled flooring and walls. It includes a push-flush toilet, a wall-hung vanity hand basin, and a walk-in shower enclosure with a sliding door. The shower features a mains-fed overhead shower and a handheld shower hose for versatility. An obscure glazed window provides privacy, while a shaving point adds convenience. A ladder-style towel radiator ensures warmth, and ceiling lighting completes this modern, functional space.

**Bedroom Two**

This double bedroom features carpeted flooring, a rear aspect window for natural light, and a radiator for comfort. It also includes a built-in double wardrobe for convenient storage and is illuminated by ceiling lighting.

**Bedroom Three**

This double bedroom includes a rear aspect uPVC window, a built-in wardrobe, and carpeted flooring. It features a radiator for warmth and is illuminated by ceiling lighting.

**Bedroom Four**

This single bedroom offers a front aspect uPVC window, carpeted flooring, and a radiator for warmth. It is finished with a light fitting to the ceiling.

**Construction materials used :** Brick and block

**Roof type :** Slate tiles

**Water sources :** Direct mains water

**Electricity source :** National Grid

**Sewerage arrangements :** Standard UK domestic

**Heating Supply :** Central heating (gas)

**Broadband internet type :** FTTP (fibre to the premises)

**Mobile signal/coverage :** Good

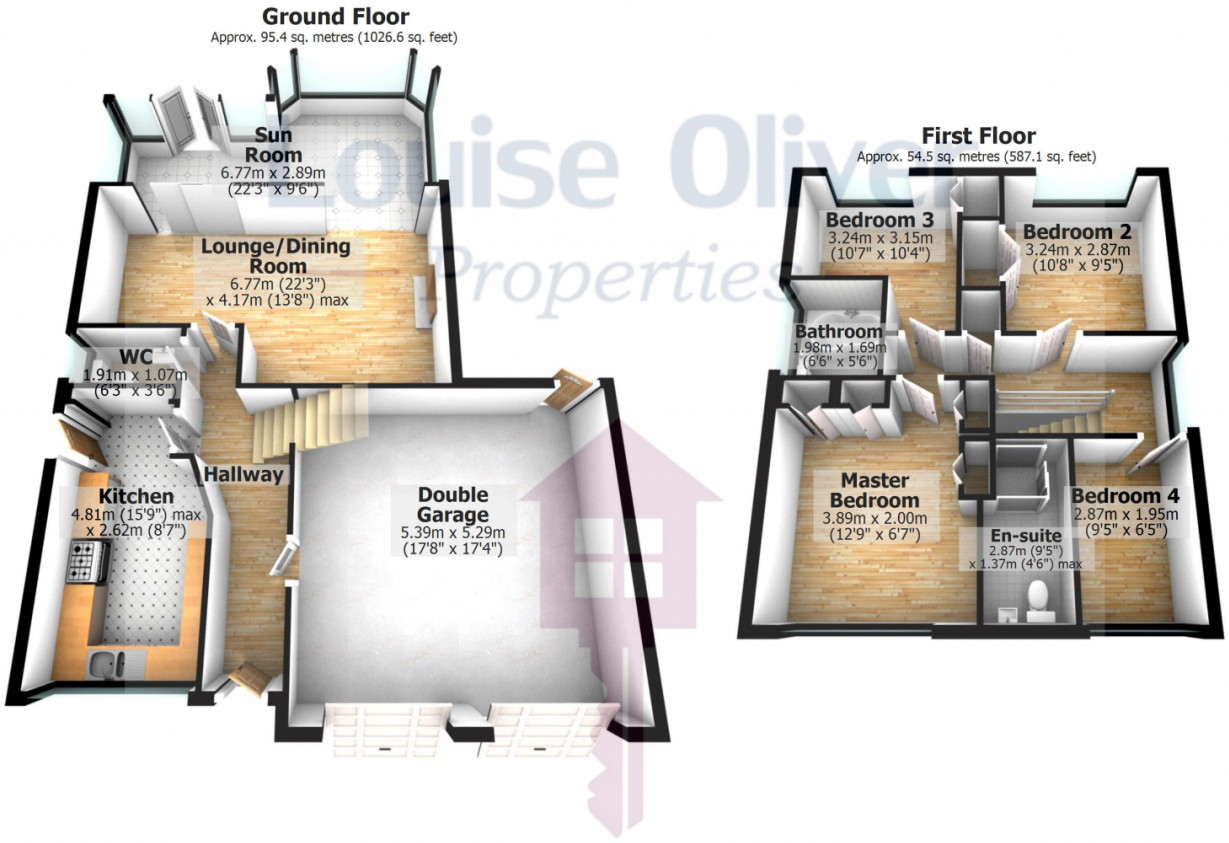
**Building Safety :** None of the above

**Does the property have required access (easements, servitudes, or wayleaves) ? :** No


**Do any public rights of way affect your your property or its grounds? :** No

**Parking Availability :** Yes

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Total area: approx. 149.9 sq. metres (1613.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Ashfield Court, DN17

