



The Rowans Crowle Road, Eastoft, Scunthorpe, DN17 4PH

£355,000

EPC: E

This highly individual detached bungalow is located in the village of Eastoft and provides four bedroom accommodation. The property includes an array of high quality fixtures and fittings and is beautifully presented throughout. Benefitting the property further is a modern open plan dining kitchen, a multi fuel burner in the lounge, solar panels (owned outright), an integral garage, and landscaped gardens to the front and rear with plenty of off street parking for multiple vehicles. A viewing is highly recommended to appreciate the village location and accommodation on offer.

- Highly individual detached bungalow
- Lounge with multi fuel burner
- Modern fixtures and fittings
- Beautiful landscaped gardens surround the bungalow
- Village location
- Four bedrooms
- Open plan kitchen/family room
- Integral garage and good size driveway
- Open fields to the rear
- Viewing highly recommended

#### DESCRIPTION

This highly individual detached four bedroom bungalow incorporates oil fired central heating, uPVC double glazing, and solar panels (owned outright) and offers substantial accommodation comprising;

#### ENTRANCE HALL

13'1" x 4'5" plus 5'2" x 6'2"

L-shaped hallway. uPVC entrance door. Oak flooring and skirting boards. Coving to the ceiling. One central heating radiator.

#### W.C.

4'9" x 6'5"

A modern white suite comprising a pedestal wash hand basin and a low flush WC. Coving to the ceiling. One central heating radiator.

#### LOUNGE

19'5" x 13'6"

A fire recess housing a multi fuel burner with a slate hearth. Wall lights. Oak flooring and skirting boards. Coving to the ceiling. Two central heating radiators.

#### DINING KITCHEN

22'6" x 12'4" max.

A modern and comprehensive range of fitted base and wall units with concealed lighting having white high gloss fronts with quartz works tops and matching upstands. The units incorporate a stainless steel one and half bowl sink with an integral drainer, a four ring induction hob with a stainless steel cooker hood over and an integral eye level oven and grill. Integrated fridge. Coving to the ceiling. Three central heating radiators.

#### UTILITY ROOM

6'7" x 10'2"

Plumbing for an automatic washing machine. Central heating boiler. Loft access. One central heating radiator.

#### BEDROOM FOUR/OFFICE

10'9" x 9'10"

To the rear elevation. Coving to the ceiling. One central heating radiator.

#### INNER HALLWAY

12'2" x 2'11" plus 5'8" x 2'6"

L-shaped hall. Airing cupboard housing the hot water cylinder. Loft access. Oak flooring. Coving to the ceiling. One central heating radiator.

#### BEDROOM ONE

12'9" x 11'5"

The measurements plus the entrance area. To the rear elevation. Fitted wardrobes along one wall. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

9'10" x 13'1"

To the front elevation. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

11'8" x 9'8"

To the front elevation. Coving to the ceiling. One central heating radiator.

#### BATHROOM

7'8" x 9'8"

A modern white suite comprising a panelled bath with a shower fitment to the bath taps, a pedestal wash hand basin and a low flush WC. A separate double shower cubicle with electric shower. Walls tiled to half height. Chrome heated towel rail.

#### GARAGE

17'7" x 9'8"

An integral brick built garage with a metal up and over door. Light and power.

#### GARDENS

The front garden is accessed by metal gates which provide access onto the gravelled driveway and parking for multiple vehicles and access to the garage. The front garden is laid to lawn with well stocked and mature perennial borders and centre piece filled with flowers and shrubs. Raised timber decked seating area. There are timber garden gates to either side of the property providing access to the rear garden.

To the right hand side of the property there is a timber garden shed, the oil storage tank and a timber pergola with established wisteria and climbing rose which is sited on an Indian stone base.

To the left hand side of the property there are wood and coal storage areas.

To the rear of the property there is a beautifully landscaped and well established south facing garden which includes a lawn with well stocked perennial borders and shrubs. There are four raised beds filled with alpines and a raised Indian stone seating area. To the rear there is a summerhouse with T&G interior walls, electricity, TV aerial and is fully carpeted. Greenhouse measuring 10ft x 8ft.

There is a timber gateway and picket fence beyond which there is a further garden area which has four raised vegetable beds and a raised fruit bed. There is also a pond. Open fields adjoin the rear garden.

**Ground Floor**  
Approx. 149.5 sq. metres (1609.6 sq. feet)



Total area: approx. 149.5 sq. metres (1609.6 sq. feet)











