

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

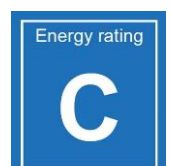


3 Holland Avenue, Crowle, DN17 4BD

• Very smart and distinctive detached 3 Bed family house • Choice location • Extensive off road parking • Landscaped gardens • New designer Kitchen/Diner, Re-styled Bathroom, En-Suite and Cloaks • New PVC double glazing window replacements • Conservatory • Stylish wardrobes and finishes • MUST BE VIEWED •



£249,950



CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole and the Robin Hood International Airport. There is a local Railway Station and access to the M180 (J2) motorway network is only 1 ½ miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council “local link” office, library, leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park

Accommodation (room sizes approx. only)

ENTRANCE HALL (1.3m x 1m) stylish front door, radiator and tiled floor.

Lovely LOUNGE (3.6m x 5.1m) front outlook, radiator, coving and tv point.

KITCHEN/DINER combined with wood grain effect tiled floor. Diner (3.2m x 2.6m) with sliding patio doors to Conservatory, radiator, and coving. Newly restyled Kitchen area (2.4m x 3.4m), rear facing, “cashmere “units, woodgrain counter tops, Blanco sink and drainer, Bosch induction hob, dishwasher, eye level oven, extractor fan, under cabinet and kick panel lighting, etc.

CONSERVATORY (3.3m x 3m) white PVC and double glazed, wood grain effect flooring with garden views and french door to outdoor terrace.

Internal Stairs LOBBY with smoke detector and wood grain flooring.

Re-styled CLOAK ROOM (1.1m x 1.3) tiled floor and décor, towel radiator, wash basin with mixer tap, integrated toilet and illuminated frameless mirror.

UTILITY (2.4m x 2.1m) well fitted out with cupboards, shelving, counter top, slide in provision for laundry appliances, new gas central heating boiler (Hive), etc.

First Floor

LANDING side facing window, smoke alarm, cylinder cupboard and radiator.

Re-styled BATH/SHOWER ROOM (2.4m x 1.7m) with tiled finishes to complement the suite including shower bath with mixer tap, retractable screen, ‘soaker’ shower and hand spray, vanity unit with wash basin (mixer tap) and toilet. Towel radiator, multi led down lights, fan and illuminated mirror.

Main DOUBLE BEDROOM with EN-SUITE (4.4m max x 3.4m) fully fitted with new wardrobe having full height sliding (part mirrored) doors, radiator, rear outlook and En-Suite leading off.

EN-SUITE (1.6m x 1.6m) tastefully restyled to design standard with vanity unit including wash basin, illuminated mirror, shaver point, toilet, towel radiator, fan, multi down lights and curve line ‘soaker’ shower with hand spray.

DOUBLE BEDROOM 2 (3.3m x 3.3m max) fully fitted with wardrobe and storage furnishings “limed oak” effect flooring, radiator and front outlook.

Large BEDROOM 3 (2.6m x 2.3m) radiator and front outlook.

OUTSIDE

Deep front lawned garden with extensive driveway and overflow parking and paved walk way to main Entrance (with light).

GARAGE internally partitioned to form Utility and bike etc storage.

Rear paved patio. Lawn and sun terrace. Outside tap and lighting.

SERVICES (not tested)

All mains services

Gas central heating to radiators (new boiler and Hive controlled)

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	89	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

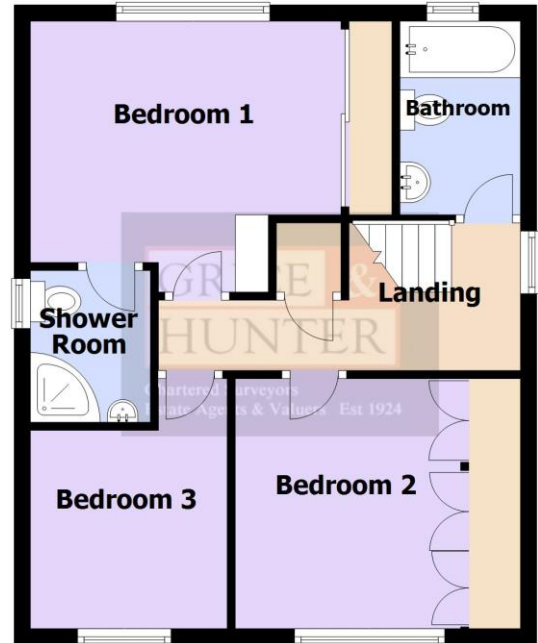
Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

3 Holland Avenue

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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