

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



40 North Street, Crowle, DN17 4NE

- One of only 2 Detached individual **NEW HOMES** at the former Cross Hill Farm each of individual “loft style design” to complement the Conservation Area setting
- High in interior & exterior design
- 1st floor 4 Bedrooms
- Ensuite to Bedroom 1
- 2 Bathrooms
- Ground floor Toilet
- 2 flexible Reception Rooms
- Combined Kitchen, Diner and Living space with bi-fold doors to garden
- Sep Utility
- Gardens
- Garage and parking
- Gas central heating
- Double glazing
- Designer fittings and finishes
- Fitted carpets



£310,000 READY NOW

CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. 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, new leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and eateries, extensive nearby nature reserve and 7 Lakes Country Park.

The original renovated farm house was purchased by a young family with carpentry skills and who are renovating the barn as part of the approved heritage scheme. Plot 2 is now sold leaving only Plot 1 which is now ready for viewing and immediately available.

Accommodation (room sizes approx. only)

Ground Floor

Impressive HALL distinctive main entrance, tile floor finishes, oak staircase off.

CLOAKS/VANITY tile floor finish, vanity unit with wash basin, toilet, etc.

LOUNGE (4.8m x 3.5m) double aspect windows, tv point and radiator.

DINING ROOM/SNUG/HOME OFFICE (3.3m x 3.5m) radiator, tv point and french windows to 3.5m rear terrace.

OPEN PLAN LIVING-DINER-KITCHEN (8m x 3.5m) Porcelain tile floor, designer units in mid grey and contrasting ‘sparkle’ white quartz counters and upstands, full range of appliances, sink and mixer tap, windows and bi fold doors opening to lovely garden and terrace.

Matching UTILITY (2.2m x 1.7m) with quartz counter unit and floor tiles to match the Kitchen.

Oak spindle and rail stairs to :-

First Floor

LANDING

BEDROOM 1 (4.3m x 3.6m) twin skylight windows and **EN-SUITE** leading off (2.6m x 1.1m) double shower, wash basin in vanity unit, toilet and finishes to match main Bathroom.

BEDROOM 2 (3.8m x 3.5m) Twin skylight windows, radiator and tv point.

BEDROOM 3 (4.3m x 3.5m) Twin skylight windows.

BEDROOM 4 (4m x 2.4m) Single skylight window, radiator and tv point.

Main BATHROOM (2.5mx 2.1m) marble tile finish, quartz counter, vanity wash basin and cupboard, toilet and bath with shower over and screen, towel radiator.

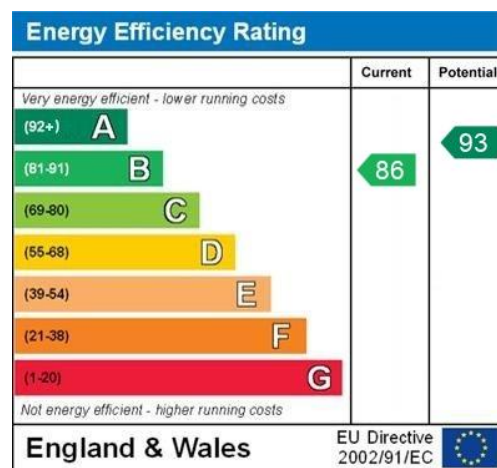
OUTSIDE

Landscaped wrap round private garden with turfed lawns, porcelain tile walkways and outdoor dining and sun terrace, water, power and lighting, car standing in front of the detached matching brick/tile **GARAGE**.

SERVICES (not tested)

All mains service. Gas central heating to radiators. Security alarm. High energy rating

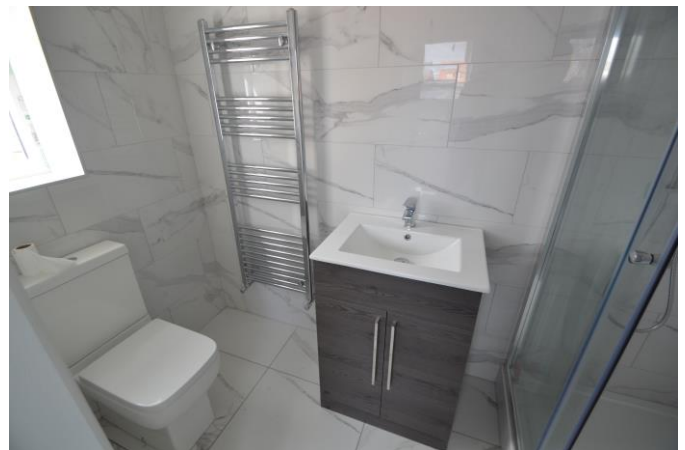
VIEWING By prior appointment with the Agent. Tel. 01427 873684.



KITCHEN



EN-SUITE



UTILITY



BATHROOM



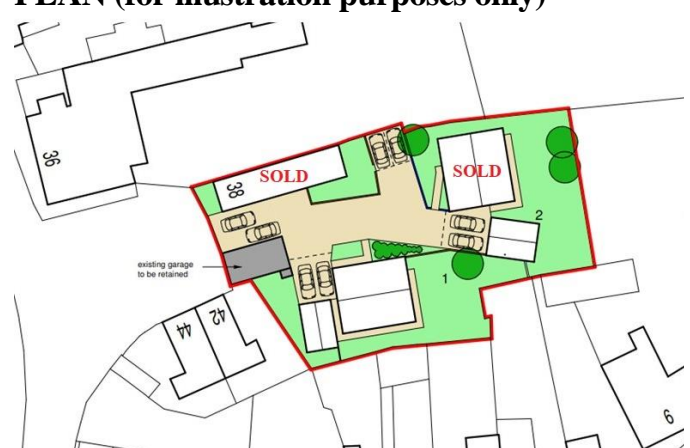
BEDROOM 1

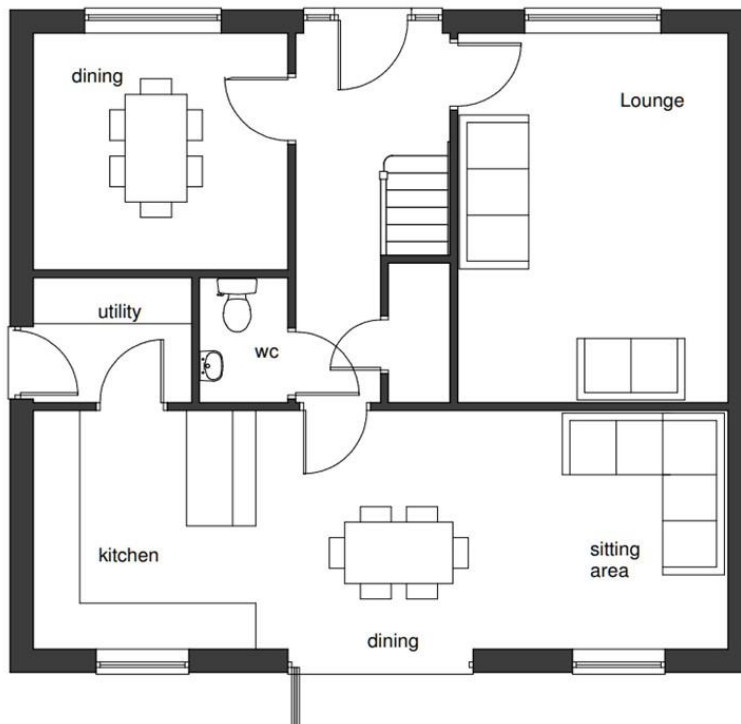
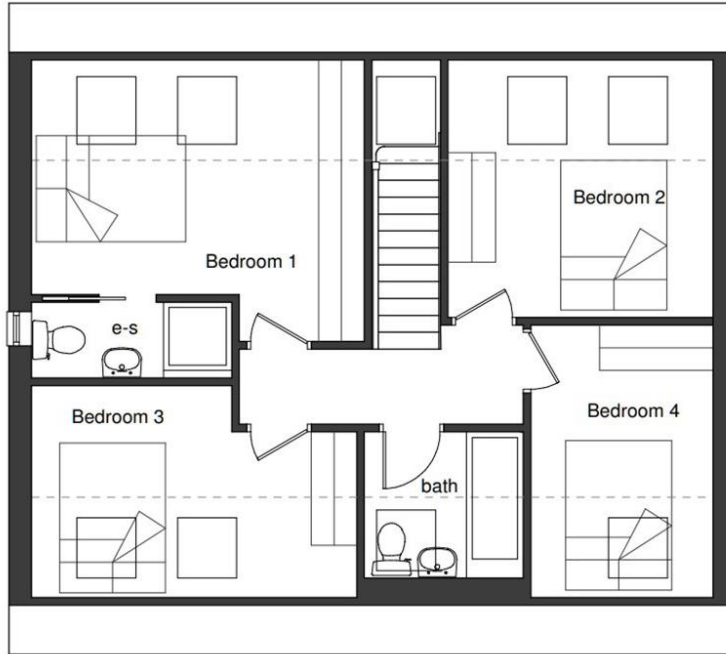


REAR



PLAN (for illustration purposes only)





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