

**GRICE &  
HUNTER**

**Chartered Surveyors  
Estate Agents & Valuers  
Est 1924**



## **The Vicarage, Church Street, Crowle, DN17 4LE**

- A prominent 4 BED (2 En-Suite) character house in central Crowle Conservation Area setting •
- Surrounding private gardens of approaching ½ acre • 3 Reception Rooms and Dining Kitchen •
- All modern amenities • PVC double glazing • Gas central heating • Garage and extensive parking •



**£469,000 NO CHAIN**



**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)

**Front RECEPTION** (2.7m x 1.7m) modern PVC front floor and window, radiator, power points and access to Reception Room 1.

**RECEPTION HALL** of lovely size (3.8m min x 4.5m max) radiator, staircase off with cupboard beneath. Modern panel internal doors off.

**CLOAKS/VANITY** (2.6m x 1.3m) vinyl floor, toilet, wash basin, coat hooks, fan, radiator, tile splash area and frameless mirror.

**RECEPTION ROOM 1** (3.7m x 5.8m) front north and side east PVC double glazed window, 2 radiators, enclosed gas fire to chimney breast and adjacent shelved recesses.

**RECEPTION ROOM 2** (3.8m x 5.3m) 2 radiators, enclosed gas fire to oak/quartz fireplace, tv point, Co3 alarm, side east and rear south windows and patio doors.

**RECEPTION ROOM 3** (3.8m x 3.8m) rear south garden view and radiator.

**Through KITCHEN/DINER** (7.3m x 3.8m) Triple aspect with blinds, vinyl flooring to compliment modern ranges of base, wall and tall units, black counter tops, splash tiling, stainless steel 1 ½ bowl sink, provision for appliances, under cabinet lighting, 2 radiators, smoke and Co3 alarm, canopied fan, and side external door.

**UTILITY AREA** with stainless steel sink and provision for laundry appliances.

Single flight stairs to **First Floor**

**LANDING** Co3 detector, radiator, cylinder/boiler cupboard and easy retractable ladder access to roof space.

**Front DOUBLE BEDROOM 1** (3.3m x 3.9m) radiator and built-in double wardrobe.

**Rear DOUBLE BEDROOM 2** (3.3m x 3.5m) radiator and built-in double wardrobes. **EN-SUITE** (2.3m x 0.8m) leading off, vinyl flooring, tiled décor, shaver socket, frameless mirror and cubicled mains fed shower with fan.

**Rear Main DOUBLE BEDROOM** (3.4m x 5.3m) double aspect south and east garden views, 2 radiators, built in double wardrobe and **EN-SUITE** (2.3m x 1.8m) leading off with vinyl flooring, shaver point, part wall tiling, radiator, frameless mirror, wash basin, toilet and double size cubicle with mains fed shower and fan.

**Front DOUBLE BEDROOM 4** (3.9m x 3.3m) double aspect front north and side east window outlooks, built-in double wardrobes and radiator.

**Main BATHROOM** (3.3m x 2.8m) 4 piece suite, vinyl flooring and part wall tiling to compliment bath, w.c, wash basin and double sized cubicle with mains fed shower. Radiator and towel, radiator, window blind, frameless mirror, light with shaver point, etc.

### OUTSIDE

Covered rear entrance in small Courtyard with personal door access to **GARAGE** (3m x 5.3m internal) and personal access to linked **STORE** (1.5m x 3.3m).

Secure gated driveway entrance off Church Street. Tarmac forecourt in front of house and garage 3m high frontage walling. Side and rear lawned private enclosed garden (South facing to rear) with mature trees, rear sun patio, outside lighting, shed, greenhouse, all round access and water tap.

### SERVICES (not tested)

All mains services  
Security Alarm

### LOCAL AUTHORITY

North Lincolnshire Council

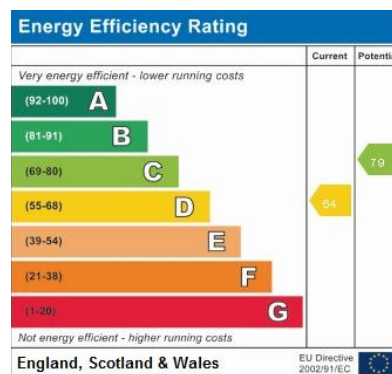
**COUNCIL TAX** Band ‘F’ (on-line enquiry)

### TENURE

Freehold assumed.

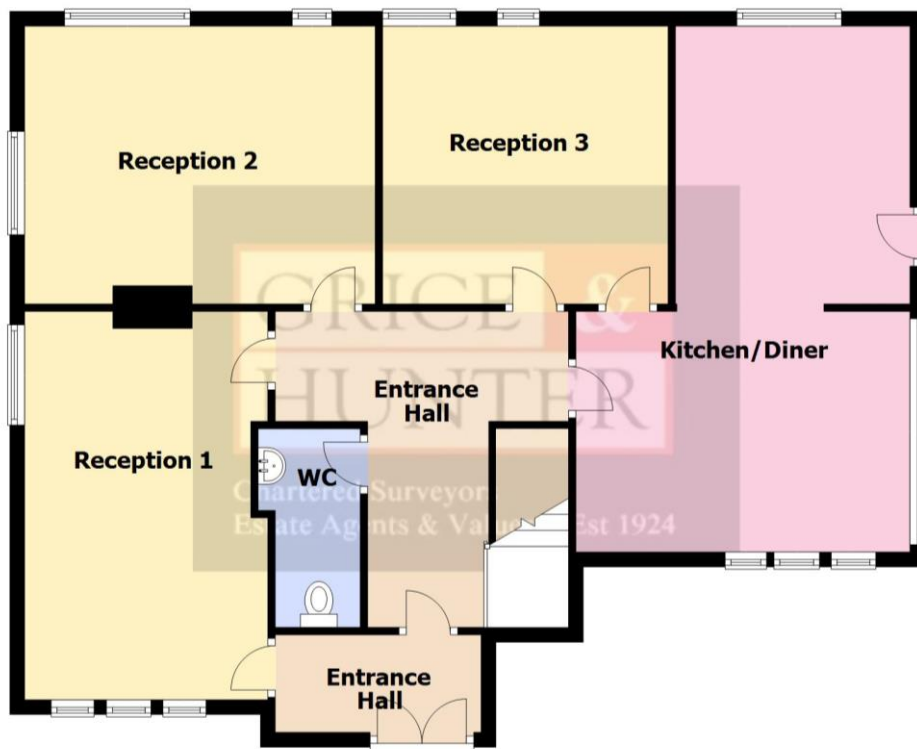
### VIEWING

Strictly by prior appointment through Grice & Hunter  
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