

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Alvya 13 Westbourne Drive, Crowle, DN17 4HX

- 3 bed detached bungalow • Potential for modernising/upgrading • Surrounding mature large garden • Wide driveway and Garage • Gas central heating • PVC double glazing • Prime residential setting convenient for good local amenities •



OFFERS OVER £225,000
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)

RECEPTION LOBBY (2m x 1.5m) front facing window, PVC external door, radiator.

LOUNGE DINER (6.9m x 5.6m -3.6m) ‘L’ shape, front view window and side patio doors to garden views. 2 radiators, wall and ceiling lights, tv provision and rustic fireplace with living flame gas fire and adjacent plinth surface.

BREAKFAST KITCHEN (3m x 3.8m) tiled décor, mid oak units, extensive counter tops and meal bar 1 ½ bowl sink, integral double oven, gas hob, canopied fan and slide under provision for fridge, freezer, washer etc, 2 radiators, side outlook (blind) and external door, serving hatch to Diner.

Inner HALL with radiator, boiler/linen cupboard and easy access to roof space.

BATH/SHOWER ROOM tiled finishes, radiator, shaver point, bath, cubicled shower, wash basin and w/c.

BEDROOM 1 (2.9m x 3.9m) rear garden view (blind), radiator and fitted wardrobes, bed head and top cupboards.

BEDROOM 2 (3m x 3.8m) rear garden view, radiator and fitted wardrobes and vanity unit.

BEDROOM 3 (2.6m x 3m) with side outlook, radiator and fitted wardrobes, top cupboards and work station finish tops.

OUTSIDE

Large surrounding garden, wide driveway to detached single **GARAGE** (7m x 3m) with remote control entry. Deep front lawned garden extending along the opposite side of the bungalow and paths leading to rear mature lawned garden with timber sun arbour, ornamental shrubs and orchard tress, garden shed and base for greenhouse, paved patio, outside lighting and water tap.

SERVICES (not tested)

All mains services

Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

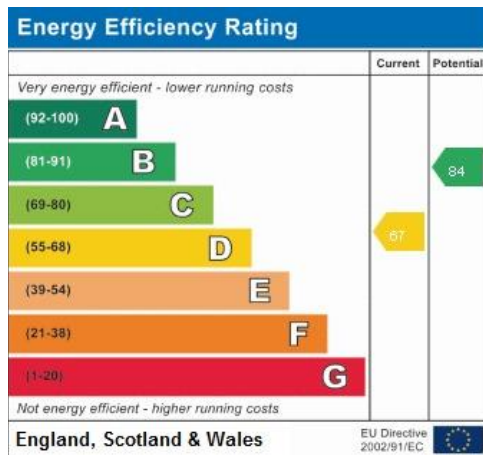
COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



Ground Floor

Approx. 87.0 sq. metres (936.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

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

13 Westbourne Drive

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.