

**GRICE &  
HUNTER**

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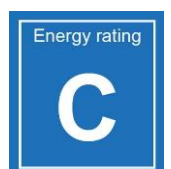


## “Viking Lodge”, 12 Outgate, Ealand, DN17 4JE

- Very large 4 BED ENSUITE Bungalow of outstanding design and constructional quality •
- Parking court with space for caravan etc • Integral Garage • Gorgeous mature scented gardens •
- Garden pavilion studio • Impressive flexible accommodation • Numerous Reception Rooms •
- Superb open plan Living and Dining Kitchen •



**£410,000**



**Ealand** is a small village settlement just outside Crowle with local railway station (Doncaster to Grimsby line), community hall, 7 Lakes Country Park attraction etc and part of the parish of Crowle a small country town with excellent amenities, shops, schools, 3 churches, health centre, council hub with library, modern leisure centre with swimming pool and Crowle Moors Nature Reserve visitor attraction. M180 junction 2 only 1 mile – Doncaster 14miles and Scunthorpe 9 miles.

Accommodation (room sizes approx. only)

### Front entrance VESTIBULE

**Impressive RECEPTION HALL** with cloak cupboard and Inner Hall leading off.

**MAIN LOUNGE** (5.6m x 3.8m) front and rear outlooks, 2 radiators, tv provision and recessed ‘vintage’ style gas stove.

**OFFICE/CRAFT ROOM** (4.4m x 3m) double doors access from the reception hall, rear garden view, radiator and leading to:

**GARDEN ROOM** (3.8m x 2.7m) beautiful southerly garden views, wood grain flooring and bay window access to patio and garden.

**MORNING LOUNGE** (3.5m x 2.6m) east facing garden view and patio doors thereto, tv provision and wall lights.

**Open plan KITCHEN LIVING and DINING** combination (6.5m x 5.5m) double aspect window outlooks, additional skylight window, woodgrain flooring, 2 radiators, tv provision, extensive Kitchen furniture in ivory white including island unit, counter tops, meal bar, sink, filtered water, eye level double oven, ceramic hob, microwave, extractor hood, American fridge, freezer and water dispenser, very generous living and dining space and communicating door to integral multi-functional GARAGE.

**UTILITY ROOM** (3.6m x 2m) to match the Kitchen with tiled flooring, extensive counter top, sink, slide under provision for appliances, external door, deep cloaks cupboard and easy access to roof space.

**Separate TOILET** with tiled floor and radiator.

**Principle SHOWER ROOM** (3.4m x 2.4m) wood effect ceramic floor tiles and serviceable décor, toilet, wash bowl on vanity stand, doorless entry double size shower cubicle, radiator, shaver/tooth brush point and airing cupboard.

**Main double BEDROOM with EN-SUITE** (3.6m x 3.5m) rear garden outlook, radiator and fully fitted wardrobe with sliding doors.

**EN-SUITE BATH and SHOWER ROOM** (3.5m x 2.3m) with tile floor, roll-top bath and mixer tap ‘Nofer’ multi-function shower pod with body jets, foot spa, etc wash basin and vanity unit, toilet, fan, 2 x radiators, electric shaver/toothbrush point and wall fitted hairdryer.

**Double BEDROOM 2** (3m x 2.3m min) with radiator, rear outlook and range of fully fitted wardrobe.

**Double BEDROOM 3** (3m x 2.7m) double aspect garden views and radiator.

**Double BEDROOM 4** (3.4m x 2.5m) with radiator.

### OUTSIDE

Gated entrance and personal gate to front Forecourt and garden with multi car parking and turning space, room for caravan, seasonal plantings and walled frontage.

All round access (with security gates), electric light, power and water tap.

The gardens are fully enclosed and particularly private to the rear (south facing) and beautifully laid out to private gardens, outdoor dining terrace, patios, seating areas, seasonal and scented plantings, climbers and detached **PAVILLION STUDIO** (3m x 5m) of matching brick and tile construction with light and power, window outlooks and bi fold doors opening to the garden.

### SERVICES (not tested)

All mains services  
Gas Central Heating

### LOCAL AUTHORITY

North Lincolnshire Council

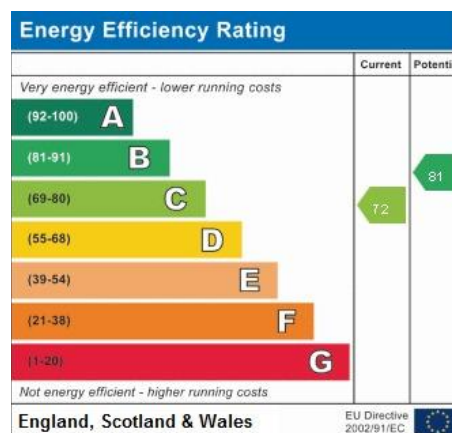
**COUNCIL TAX** Band ‘F’ (on-line enquiry)

### TENURE

Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684





### Ground Floor

Approx. 201.1 sq. metres (2164.7 sq. feet)



Total area: approx. 201.1 sq. metres (2164.7 sq. feet)

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

**12 Outgate**

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