

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

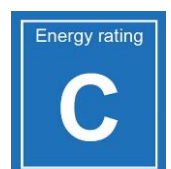


“Viking Lodge”, 12 Outgate, Ealand, DN17 4JE

- Large (201m²) 4 BED individually styled and very flexible Bungalow • Gorgeous scented gardens • Garage + multi car parking • Suiting multi generation shared occupation • Garden Studio • 2 Bathrooms (1 En-Suite) • Numerous Lounges • Combined Kitchen/Living/Diner •
- Room for Motorhome •



Offers over £375,000



Ealand is a small village settlement just outside Crowle with local railway station (Doncaster to Grimsby line), community hall, 7 Lakes Country Park attraction 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 14 miles 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 (5.8m x 3.9m) front and rear outlooks, 2 radiators and fireplace.

DINING ROOM (4.6m x 3m) double doors access from the reception hall, rear garden view, radiator and leading to:

GARDEN ROOM (3.9m x 2.4m) 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 and wall lights.

Open plan KITCHEN/LIVING/DINER (6.7m x 5.4m) double aspect window outlooks, additional skylight window, woodgrain flooring, 2 radiators, 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/water dispenser, very generous living and dining space and communicating door to integral multi-functional GARAGE.

UTILITY ROOM (3.5m 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 (3.2m x 2.9m min) with radiator, rear outlook and fully fitted wardrobe.

Double BEDROOM 3 (3m x 2.9m) double aspect garden views and radiator.

BEDROOM 4 (3.5m x 2.5m) with radiator.

OUTSIDE

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

GARAGE (5.4m x 2.9m) multi functional with communicating door to living accommodation.

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 arranged and featuring private areas, outdoor dining terrace, patios, seasonal and scented plantings, climbers and detached **STUDIO** (3m x 5.4m) 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

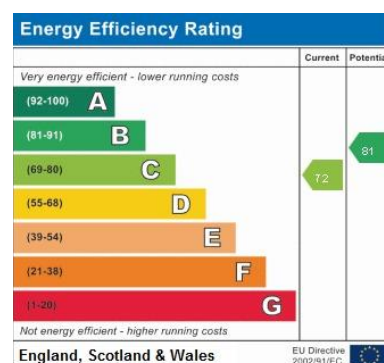
COUNCIL TAX Band 'F' (on-line enquiry)

TENURE

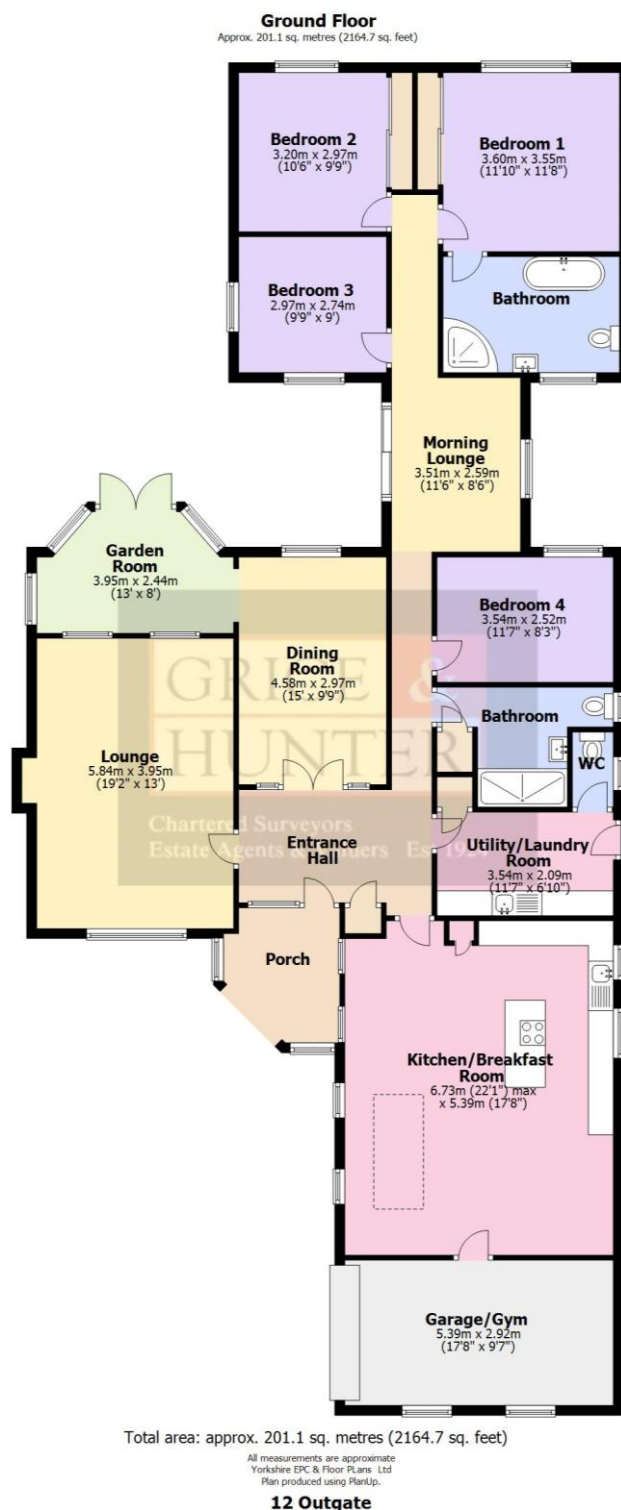
Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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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.
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