

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Wisteria Lodge, 78 Mill Road, Crowle, DN17 4LN

- An individual 3 bed En-Suite bungalow of large size
- Double plot of about 1/4 ACRE
- Garage and multi car parking space
- Separate Lounge and Dining Room and Conservatory
- Prime Crowle location
- Lots of exciting potential for timely renewals



£395,000 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. 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)

Main Front ENTRANCE impressive reception with radiator, coving, picture and wall lights and linen cupboard opening off.

CLOAKS and STORAGE ROOM (2.1m x 1.3m)

LOUNGE (5m x 4.8m) wide bay window, tv point, cornice, wall lights, ceiling pendant dimmer control, white mantled fireplace with living flame gas fire. Double door to:

DINING ROOM (4.2m x 3.6m) with radiator, cornice, double aspect views and patio doors to: -

Side CONSERVATORY (3.5m x 3.6m) in brick/PVC with domed roof, light/fan, radiator, blinds and french doors to gardens.

Breakfast KITCHEN (4.1m x 3.5m) tiled floor and part decor, ‘limed oak’ extensive fitted units and counter tops, 1 ½ bowl sink, water tap, integrated eye level oven, ceramic hob, canopied fan, dishwasher, larder fridge, eating bar, illuminated cabinet, under cabinet lighting, radiator, coving, etc.

UTILITY ROOM (3.3m x 2.2m) tiled floor, radiator, side ‘stable’ style door. base cupboards, counter top, sink, provision for washer, space for fridge freezer, central heating boiler and access to roof space.

Separate TOILET

BEDROOM 1 and EN-SUITE (4.2m x 3.5m) with radiator, wall and ceiling lights, rear garden outlook and EN-Suite leading off with cubicled shower and wash basin.

BEDROOM 2 (4.2m x 3.2m) garden outlook, radiator, coving and range of fitted wardrobes.

BEDROOM 3 (3m x 2.6m) radiator, side outlook and coving.

Main BATH and SHOWER ROOM (3m x 2.7m) tiled floor and décor to complement 4 piece suite including corner bath, wash basin, wc and large cubicle with mains fed shower. Fan, towel radiator, shaver point and vanity mirror with lights.

OUTSIDE

Exceptional ‘double’ plot in prime elevated south facing location on the rural fringe of Crowle with verged frontage to Mill Road and sweeping brick paved driveway to parking court in front of the bungalow and **INTEGRAL GARAGE** (5.1m x 3m) with roller door, water, light and power. Adjacent parking for motorhome/caravan, etc.

Mature front garden with lawn, flagpole and seasonal plantings.

All round access, exterior lighting and power.

Side and rear lawns and seasonal plantings, patio, Kitchen garden, shed/structures, defined and fenced boundaries and adjoining open countryside to the rear.

SERVICES (not tested)

All mains services
Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE

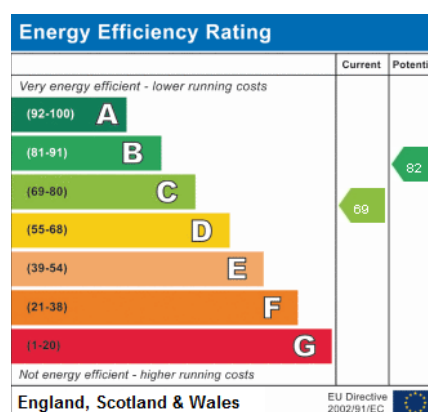
Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684

NOTE

Following the death of the property owner Grant of Probate is being obtained to enable a transaction to proceed.





Ground Floor

Approx. 147.0 sq. metres (1582.6 sq. feet)



Total area: approx. 147.0 sq. metres (1582.6 sq. feet)

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

78 Mill Road. Crowle

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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.

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