

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 23 Elizabeth Close, Crowle, DN17 4DN

- Modern detached 3 double Bed and En-Suite house • Integral Garage •
- Good parking • Gas central heating • PVC double glazing • 3 Toilets •
- Private rear garden • Well appointed throughout •



**£199,950**



**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)

### Ground Floor

**ENTRANCE HALL** stylish flooring, panelled front door, coat hooks and radiator.

**LOUNGE** (3.4m x 5.4m max) front outlook, 2 radiators, provision for electric fire, tv provision and new fitted carpet.

**KITCHEN/DINER** (3.3m x 3.9m) spacious and rear facing with garden view and french windows thereto. Base and wall units and counter tops, 1 ½ bowl sink, tiled upstands, oven, hob, canopied fan, radiator, vinyl floor and central heating boiler.

**Internal HALL** with fitted carpet extending to the staircase.

**Ground Floor CLOAK ROOM** vinyl floor, radiator, wc, washbasin and tiled upstand. Turning staircase with window at ½ Landing.

### First Floor

**LANDING** with fitted carpet, window, radiator and airing/cylinder cupboard.

**BEDROOM 1 and EN-SUITE** (5m x 3.3m) with front outlook, new fitted carpet, tv provision and **ENSUITE** leading off with vinyl flooring, ½ tiled door, radiator, fan, wash basin, wc and cubicle shower.

**BEDROOM 2** (2.8m x 4.1m) front facing with radiator and new fitted carpet.

**BEDROOM 3** (2.3m x 3.5m) of double size with rear outlook and radiator.

**BATHROOM** (2.5m x 1.6m) tiled upstands and vinyl flooring to compliment bath, wash basin and wc. Vanity mirror, radiator, towel radiator and fan.

### OUTSIDE

Front lawned garden and tarmac car standing in front of integral **GARAGE**. Rear secure and enclosed lawned garden with paved terrace area, privacy and leafy outlook. Outside water tap, light and all round.

**SERVICES** (not tested)

All mains services

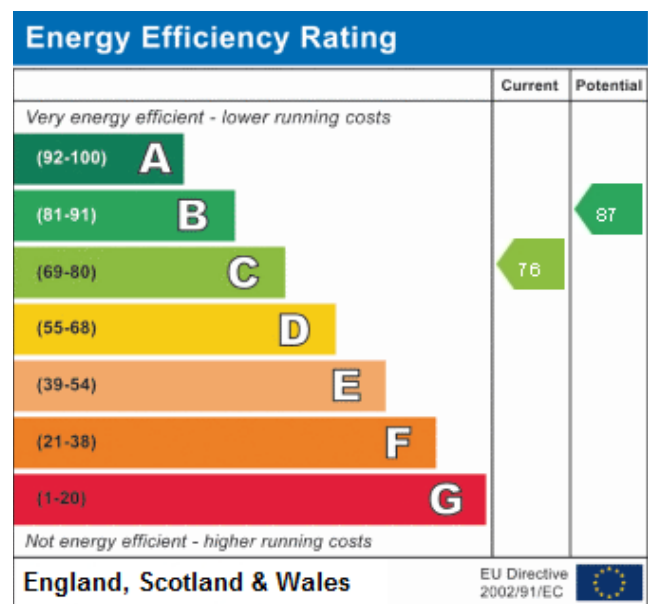
Gas central heating to radiators.

**LOCAL AUTHORITY** North Lincolnshire Council

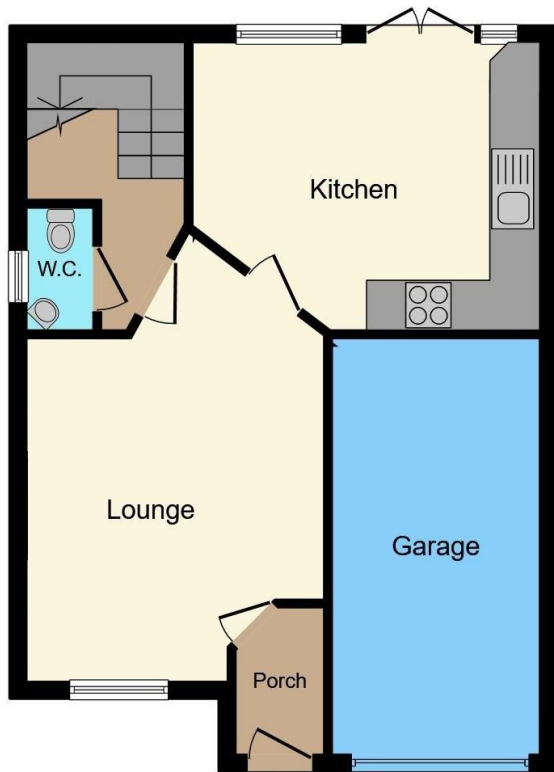
**COUNCIL TAX** Band ‘C’ (on-line enquiry)

**TENURE** Freehold.

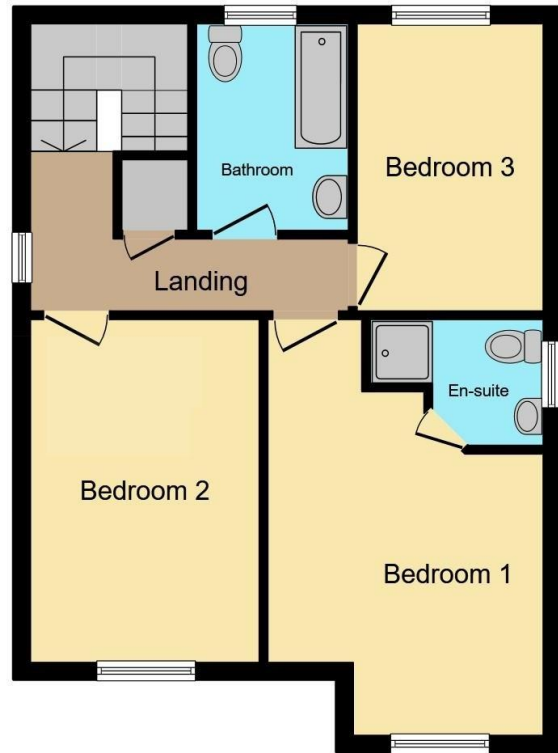
**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**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.