

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Jesmond House, 250 Wharf Road, Ealand, DN17 4JN

- 4 BED detached period House • 4 Reception Rooms • Deep mature gardens of half an Acre • 2 storey Garage/Outbuilding with exciting conversion potential • Gas central heating • PVCu Double Glazing • Village setting and leafy outlook • Convenient for nearby Crowle amenities, local train station • Only 2 miles from M180 junction 2 •



£395,000



Jesmond House is located just off the A161 and is convenient for access to the good range of local facilities within the nearby town of Crowle. Access to the motorway network is only 2 miles away and Crowle Station is also located in Ealand.

A traditional double fronted Detached house which has been extended to the rear and provides family sized accommodation boasting the following features:

- Combined Living and Dining area
- Additional Sitting/Garden Room with rear outlook
- Good sized Kitchen
- Ground floor Shower/Cloak Room
- 4 Bedrooms
- First Floor Bathroom
- Original Garage/Storage Building with Granary over

Accommodation (room sizes approx. only)

Ground Floor

Central ENTRANCE HALL with PVCu exterior door, radiator, built in cloaks and staircase off.

STUDY (4.2m x 3.1m) a twin aspect room with PVCu double glazing and radiator.

LOUNGE (4.20m x 4.0m) with front and side PVCu double glazed windows, period style open fireplace and radiator. Understairs cupboard (1.6m x 2m) and engineered wood flooring.

DINING AREA (3.58m x 3.0m) with radiator and engineered wood flooring.

SITTING/GARDEN ROOM (5.73m x 3.0m) with radiator, PVCu doors to rear garden and wood effect flooring.

KITCHEN (6.16m x 2.58m) including fitted units to two sides comprising extensive work tops and base storage, 1 ½ bowl resin sink, boiler cupboard, provision for range cooker, space for fridge/freezer, plumbing for washer and dishwasher, tiled flooring, PVCu double glazed window and rear entrance lobby.

SHOWER ROOM (3.31m x 1.48m) including large walk-in shower(digital), w.c and vanity wash basin. Radiator, tiled floor and PVCu window.

First Floor

LANDING with radiator and rear PVCu window.

BEDROOM 1 (4.22m x 3.32m) with PVCu window, radiator and wood effect flooring.

BEDROOM 2 (4.20m x 3.10m) with PVCu window and radiator.

BEDROOM 3 (4.27m x 3.0m) with radiator, PVCu window and rear outlook.

BEDROOM 4 (3.40m x 2.53m) with radiator, PVCu window and rear outlook.

BATHROOM (2.20m x 1.96m) including bath, wash basin and w.c. Radiator and PVCu window

OUTSIDE

The grounds extend to about half an acre with walled frontage to Wharf Road and wide side driveway leading to extensive parking area and grassed expanse at the rear.

2 storey Coach House Building including, dog pen, Garage/Storage (7.5m x 4.7m overall measurement) to the ground floor with access to first floor ex-Granary (7.5m x 4.7m). Integral Toilet/garden Store.

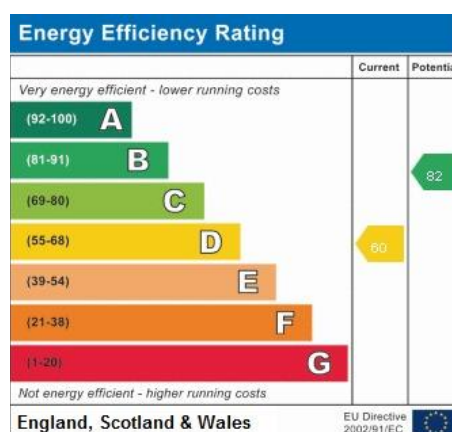
SERVICES (not tested) Mains water, electricity, drainage and gas.
Gas central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

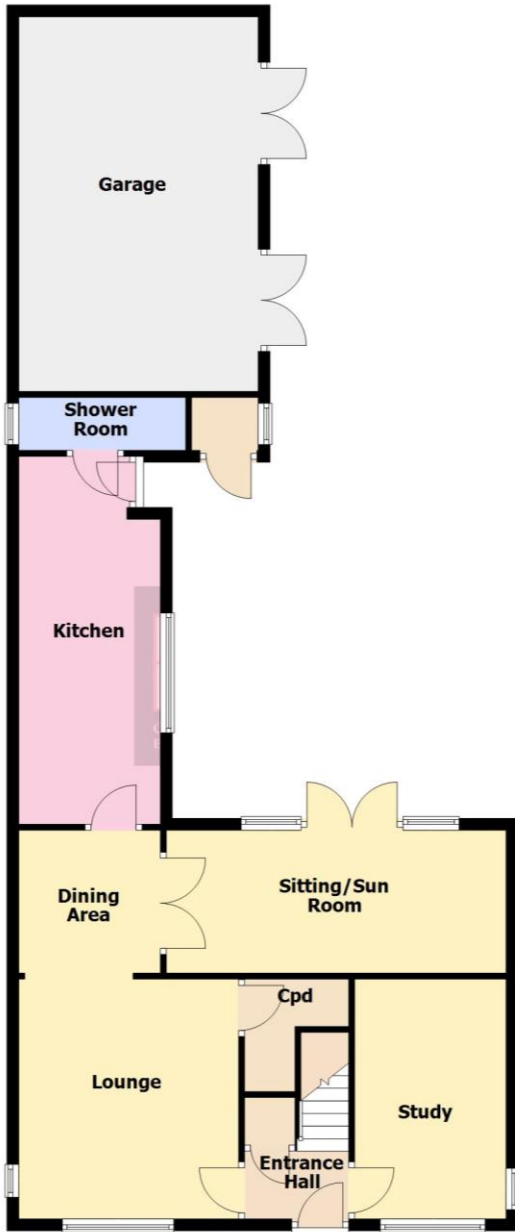
VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





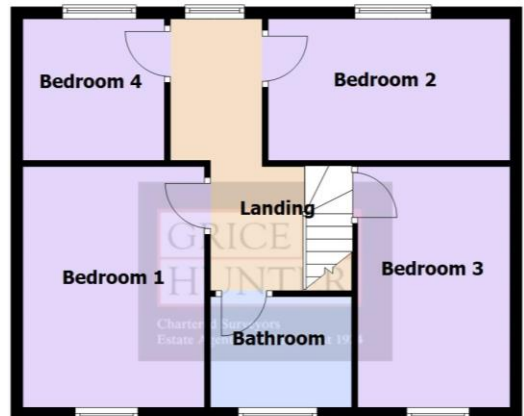
Ground Floor

Approx. 98.3 sq. metres (1058.0 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 152.3 sq. metres (1639.4 sq. feet)

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

250 Wharf Road

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