

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Field View, 14 The Slack, Crowle, DN17 4LZ

- Very nicely located 2 BED semi detached Bungalow • Adjoining open countryside to the rear • Garden room Conservatory addition • Modern Kitchen and Shower Room • Good forecourt parking and large Garage • Gas central heating • PVC double glazing • Enjoyable garden



£175,000



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)

Side ENTRANCE LOBBY

Modern Breakfast KITCHEN (4.2m x 2.5m) modern wood grain units and granite style counter tops, colour coordinated 1 ½ bowl sink, electric cooker point (Belling oven range available) provision for washer and dishwasher, tiled floor, radiator, etc.

Main LOUNGE DINER (4.6m x 3.6m) with front outlook, illuminated modern electric fire, radiator, tv provision, etc.

Inner HALL with deep hall cupboard.

SHOWER ROOM (2.4m x 1.7m) porcelain floor tiles, radiator and tiled décor to compliment the large enclosed shower cubicle (with seat), wash basin and wc.

Double BEDROOM 1 (3.8m x 2.6m) private rear outlook, radiator, ceiling light/fan and in-built double wardrobe.

BED SIT (3.5m x 3m) currently used as ‘snug’ with radiator, tv provision and leading to:-

Garden Room CONSERVATORY (3.7m x 2.7m) with access to the private rear garden. Radiator, tv provision, tiled floor, light, power and window blinds.

OUTSIDE

Choice residential setting with quiet road frontage and adjoining open countryside at the rear.

Multi car parking forecourt.

Large detached **GARAGE**.

Enclosed and private lawned garden with 2 garden sheds, feature ‘twisted birch’ ornamental tree and sunken patio immediately outside the conservatory.

SERVICES (not tested)

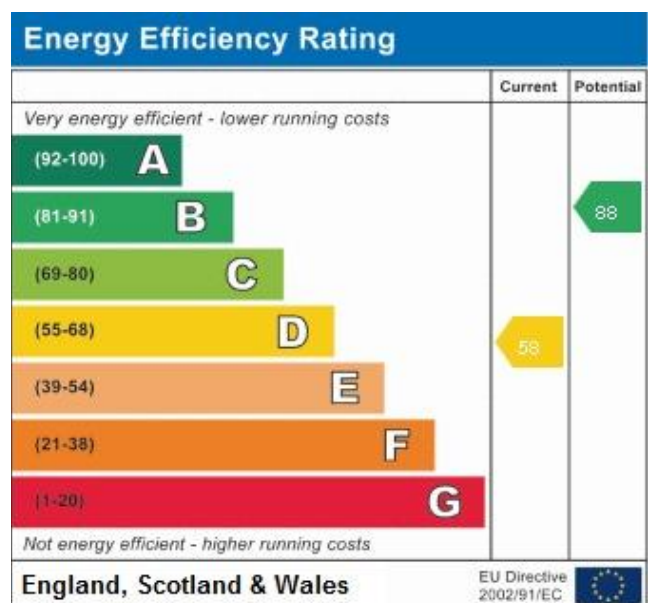
Mains water, electricity, drainage and gas
Gas central heating to radiators from modern combination boiler.

LOCAL AUTHORITY North Lincolnshire Council

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

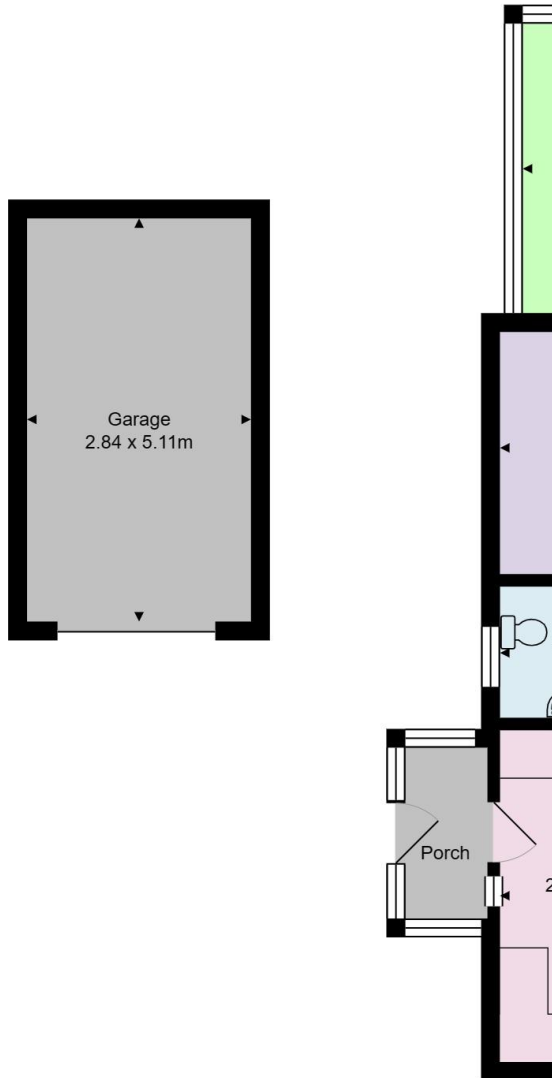
TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





14, The Slack, Crow



Total Area: 71.9 m² (excl
All measurements are approximate and for display pu
www.thesquarespace

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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.
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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