



## 270 Wharf Road, Ealand, DN17 4JN

- Up to 5 BED (2 En-SUITE) extensive and very flexible and well-appointed accommodation •
- Multi-generation possibilities • Surrounding Garden with lots of secure parking • Enthusiasts Double Garage • Gas and multi-fuel heating • PVC double glazing • High energy efficiency including solar • Leafy and lake view • Excellent amenities and communications •

**Ealand** is a small village settlement just outside Crowle with local railway station (Doncaster to Grimsby line), community hall, 7 Lakes Country Park attraction etc 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 14miles and Scunthorpe 9 miles.

Accommodation (room sizes approx. only)

### Ground Floor

**RECEPTION HALL** with stylish front entrance, solid oak block floor and matching natural oak staircase leading off. Radiator, multi down lights and white panel doors off.

**Extensive LIVING/DINER/KITCHEN** (11m x 4m approx.) with double aspect window outlooks including bay. Dunsley open fire (supplementing central heating), tv provision, family Dining Space with hung light, fully fitted kitchen with meal bar, counter tops, integrated dishwasher, auto washer, larder fridge, freezer, electric double oven, gas hob, canopied extractor, sink etc. Side external door, 4 radiators, Boot/Cloaks cupboard off (1.7m x 1m) with central heating boiler. Double doors to:-

**Further LOUNGE** (4.1m x 3.9m) enjoying double aspect views with french doors to the garden. 2 radiators and tv provision.

**VANITY ROOM** (1.1m x 1m) with tiled floor, wc, wash basin and tv provision.

**Front BEDROOM 1** (4.6m x 3.6m) would also suit sitting room user with solid oak block floor, deep bay window, radiator and tv provision.

**Front BEDROOM 2** (4.6m x 3.6m) also versatile with deep bay window, tv provision and radiator.

**Rear BEDROOM 3** (3.6m x 3m) garden outlook, radiator and tv provision.

**BATH and SHOWER ROOM** (2.5m x 2.5m) tiled finishes to complement the quality fittings including bath, toilet, cubicled shower and wash bowl on vanity stand. 2 towel radiators, fan, multi down lights and full height shelved linen cupboard.

Single flight oak stairs with strengthen glass balustrade to First Floor with skylight window.

**LANDING** with down lights.

**Main BEDROOM and EN-SUITE** (5.2m min x 4.5m max) with wall mounted tv provision, front and rear dormer windows, 2 radiators and quality wardrobes/bedside cabinets/storage furnishings and bed side lights. **EN-SUITE BATH/SHOWER ROOM** off (2.8m x 1.7m) with tiled décor, luxury vinyl flooring, skylight window, radiator, fan, toilet, wash basin in vanity cabinet and matching panels to shower/bath with rain shower and hand spray.

**Double BEDROOM 5 and EN-SUITE** (4.2m max x 3.6m) front dormer window and radiator. **EN-SUITE** leading off (2.1m x 1.7m) with skylight window, towel radiator, fan, luxury vinyl flooring, part tiled décor, curve-line shower cubicle, wc, wash basin in vanity cabinet, cylinder cupboard, etc.

### OUTSIDE

West facing with extensive quiet road frontage and substantial gated entrance. Front lawn, paved walk to front entrance and tarmac driveway with powder coated gates to secure **Courtyard** with water tap, tarmac finish and multi vehicle parking in front of **DOUBLE GARAGE** (6m x 6m) with twin remote control doors entry, personal door, boarded loft, heating and insulation and comprehensive electric, light and power installation.

Rear lawn and patio garden with deck terrace, greenhouse, water butt, numerous outdoor power sockets, etc.

### SERVICES (not tested)

All mains services.

- Central heating to radiators from gas boiler and supplemented by multi fuel open fire when operating
- Comprehensive security zoned system
- Solar panels on rewarding feed in tariff (details available)

### AGE

Dating from 1950's and remodelled/extended by the seller since 2014.

### LOCAL AUTHORITY

North Lincolnshire Council

### COUNCIL TAX

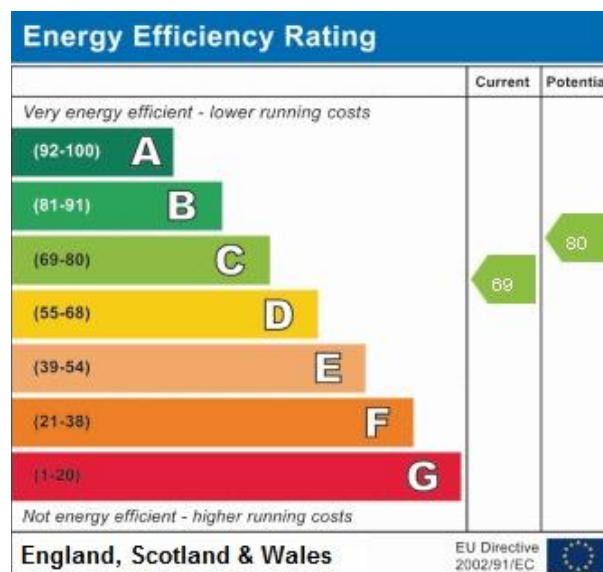
Band 'C' (on-line enquiry)

### TENURE

Freehold assumed.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684









Total Area: 168.2 m<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. © The Square Space M2  
www.thesquarespacem2.com

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