



22 Field Road, Crowle, DN17 4HP

- Deceptively spacious 4 bed En-Suite house of individual design and character with extended very flexible accommodation further exciting potential
- Surrounding mature gardens
- Gas central heating
- Integral Double Garage
- 2 main Reception Rooms plus Garden Room
- Close to open countryside and good amenities

CROWLE is a small country town – fantastic amenities – local railway station – 2 miles M180 j2 – 14 miles Doncaster (Kings Cross 1hr 46 mins average) Yorkshire/Lincs/North Notts borders – easy access to York, Leeds, Sheffield, Lincoln, Hull.

Accommodation (room sizes approx. only)

Impressive RECEPTION HALL (2.8m x 4.4m) turning stairs leading off, pelmet wall lighting, understairs storage, radiator and Amtico flooring.

Rear LOUNGE (4.8m x 3.8m) patio doors to terrace and garden, radiator, multifuel stove recessed in chimney breast, illuminated display alcove, down lights and tv provision.

KITCHEN/DINER (4.9m x 3.3m) vinyl flooring, radiator, rear garden outlook, Sheraton cashmere fully fitted units, counter tops and upstands, 1 ½ bowl colour coordinated sink with mixer tap, integrated eye level double oven/grill, 4 burner gas hob, concealed microwave port, canopied fan, under cabinet lighting, etc.

Large family size GARDEN ROOM (2.4m x 3.9m) radiator, window blinds, laminate flooring and alternative Dining.

UTILITY (2.3m x 4.8m) ceramic floor tiles, rear external door, units to match the main Kitchen with counter top, colour coordinated sink, mixer tap, cupboards, slide in provision for auto washer, radiator, tall larder cupboard and walk in coats and boots cupboard.

PLAY ROOM (3m x 3.2m) with access to Garage and leading to:-

Very large STUDIO LOUNGE (5.8m x 6.8m) wood laminate flooring, double aspect front and side outlooks, 2 radiators, natural marble fireplace with ‘living flame’ gas fire, hand painted wall mural and suiting possible sub-division for alternative user.

Ground Floor BATHROOM (2.6m x 2.8m) part tile décor, wash basin, toilet, bidet and bath, down lights, radiator, fan and shaver point.

Ground floor BEDROOM 4 /HOME OFFICE (3.7m x 3m) with radiator and side east outlook.

First Floor

Galleried LANDING with 2 radiators and walk in Linen Room (1.7m x 0.9m) opening off (with radiator).

Large rear double BEDROOM (4.8m x 3.6m) with radiator, country view, tv provision and extensive fitted/built in wardrobes space.

House BATHROOM (2.7m x 3m) with vinyl flooring and tiled décor to complement the white suite comprising spa bath with mixer tap and hand spray, wc, large corner shower cubicle and wash basin in vanity unit. Shaver/toothbrush point, down lights, fan and mirror.

Front double BEDROOM (3.6m x 3.7m) radiator, tv point and extensive fitted built wardrobes and vanity furnishings.

Main BEDROOM SUITE (3.5m x 7.6m) with radiator, tv provision, multi wall and ceiling lights, fitted vanity and wardrobe furnishings. Corridor with extensive fitted wardrobes and incorporating **EN-SUITE** with vinyl floor, towel radiator, curve-line shower cubicle, wc, wash basin, vanity store, shaver point, mirror, down lights, sun tunnel and fan.

OUTSIDE

Surrounding established gardens.

Extensive private paved terrace.

Sheltered main entrance with light, walkways, water tap, lights, outdoor power, hedged frontage to the quiet Field Road, lawn and ornamental mulberry.

Driveway and extensive parking forecourt with EV charger. Large integral double **GARAGE** with workbench (5.9m x 6.4m) with twin remote control doors, lots of space, central heating boiler, loft space, electric, light, power and water tap.

SERVICES (not tested)

All mains services

Gas central heating to radiators

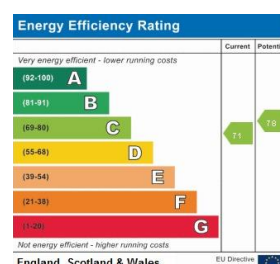
Security System

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







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