

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 Park Avenue, Crowle, DN17 4HT

- 4 Bed En-Suite detached house • Double Garage (with potential for conversion) •
- Views over open countryside at rear • Cul-de-sac setting • Gas central heating •
- PVC double glazing •



£320,000



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)

Ground Floor

RECEPTION HALL covered radiator, contemporary laminate floor, deep cloaks/store cupboard, personal door to garage and staircase leading off.

CLOAK ROOM vanity units incorporating integral toilet and wash basin. Radiator and vanity mirror with lighting.

LOUNGE (4.5m max x 3.6m) rear outlook, tv provision, wall and pendant lights, mantled surround to marble fireplace with living flame gas fire.

Super CONSERVATORY (3.3m x 3.4m) lovely garden and countryside outlooks, power points, blinds and french doors access to the garden and terrace.

DINING ROOM/Snug TV LOUNGE (3m x 2.5m) vinyl floor, radiator and front garden outlook.

BREAKFAST KITCHEN (2.6m x 3.9m) contemporary laminate floor, back door, radiator, gloss finish units in cream with contrasting upstands, counters and breakfast bar, stainless steel sink (mixer tap with filter water dispenser), gas hob, extractor, fan oven, fridge, freezer and provision for washer.

First Floor

LANDING with window and airing cupboard.

Main BEDROOM (3.3m x 3m) and **EN-SUITE** front outlook, wall mounted tv provision, radiator, laminate floor, Hammond fitted wardrobes.

EN-SUITE (1.4m x 2.2m) with cubicked shower, integrated wc and wash basin in vanity unit, fan, radiator and part tile décor.

BEDROOM 2 (2.7m x 2.9m) lovely rear outlook, radiator, laminate floor and Hammond fitted wardrobe.

BEDROOM 3 (3m x 2.9m max) laminate floor, Hammond fitted wardrobe, radiator and super countryside outlook.

BEDROOM 4 (1.9m x 3.2m) Hammond fitted wardrobe, radiator and front outlook.

BATHROOM (1.6m x 2m) laminate floor, part tiled décor, bath (with shower over) complete with screen, wash basin, toilet, fan and radiator.

OUTSIDE

At the foot of a quiet cul-de-sac with lawned front garden and tarmac car standing in front of **DOUBLE GARAGE** (5.3m x 5.5m) in 2 sections with twin up and over doors, personal door to garden, central heating boiler, light and power and potential for conversion in part or whole.

All round access to lovely rear enclosed lawned garden with paved sun and outdoor dining terrace with column lights, fruit and ornamental trees and distant countryside views beyond. Outside lighting, water tap and shed.

SERVICES (not tested)

All mains services
Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

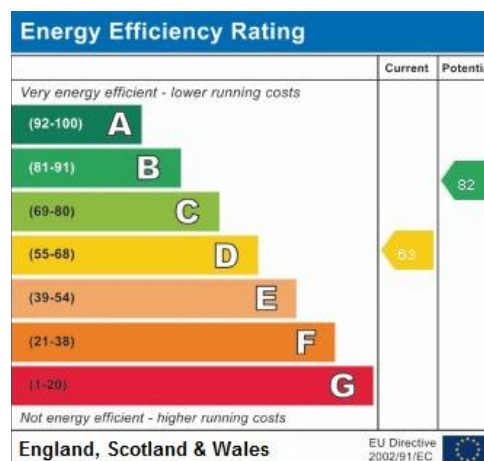
COUNCIL TAX Band ‘D’ (on-line enquiry)

TENURE

Freehold.

VIEWING

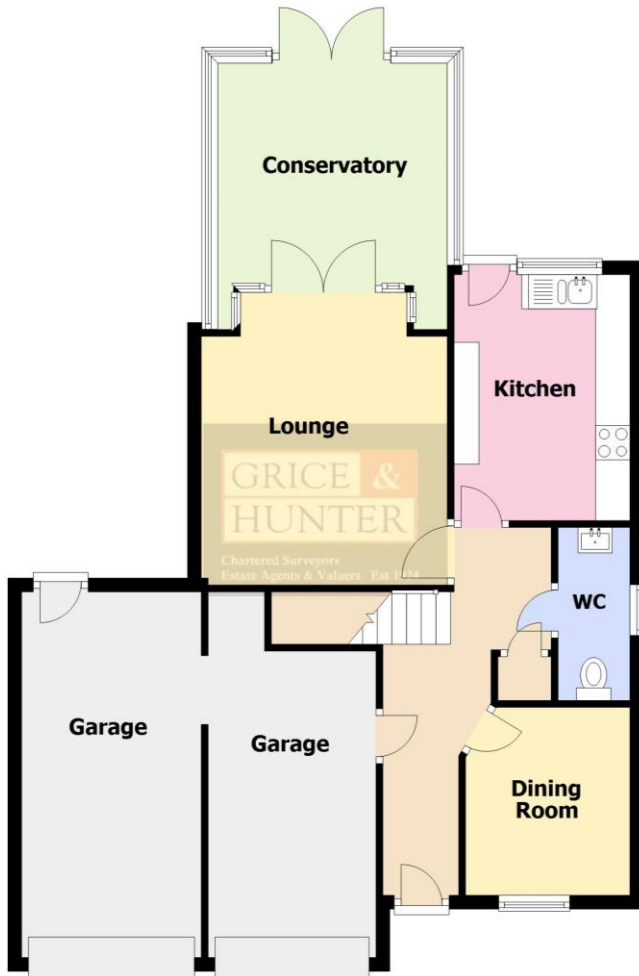
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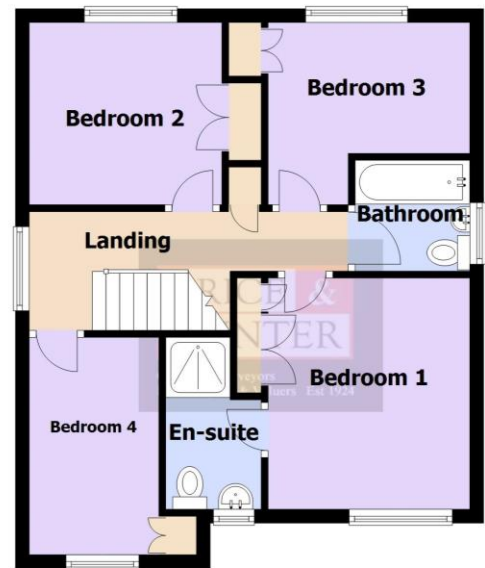
Ground Floor

Approx. 82.9 sq. metres (892.6 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

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

26 Park Avenue

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