

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



Croft House, 12 Eastoft Road, Crowle, DN17 4LP

• An imaginative, sympathetic and total renovation and enlargement of a 19th Century character property • 106 m² extensive and luxurious family sized accommodation • Quality double glazing including sash PVC windows • Gas central heating • High energy efficiency • Solar power rewards • 4 Reception Rooms – 3 Bathrooms – 3 Bedrooms including sumptuous main suite • Leisure facilities including Sauna • Lovely enjoyable secure gardens • Multi vehicle parking and Garage/Workshop • Ideal for entertaining •



£459,950



LOCATION

Accommodation (room sizes approx. only)

Main front ENTRANCE with stairs leading off.

‘Snug’ SITTING ROOM (4.1m x 3.5m) wood grain floor, deep front bay window, feature lighting and 2 vintage radiators.

DINING ROOM (4.1m x 3.5m) of entertaining size with deep front bay window, feature lighting, vintage radiator, wood grain floor and bold rustic fireplace with recessed multi fuel stove.

Main FAMILY ROOM (6m x 5.1m) wall mounted large tv, Bose audio, feature lighting and fire, 3 radiators, wall lights and twin front facing windows.

Fantastic FAMILY KITCHEN (6m x 5.8m) extravagantly fully fitted in white including polished granite island, co-ordinated counters and upstands, 1 ½ bowl sink and “hot” tap, integrated 5 burner gas hob, extractor, steam, and conventional ovens, microwave, fridge/freezer, washer, etc. Lots of natural lights via bi-fold window and sky lights, 2 radiator and ‘night’ heater, WIFI operated audio, under cabinet, hung and down lights, central heating boiler and picture window outlook to rear garden and terrace. Understairs store, etc.

Leisure LOUNGE (6.7m x 3.2m) rear garden outlook, wall mounted tv provision, vintage radiator, wall lights, feature lighting, cctv hub and fully fitted cocktail bar.

CLOAKS ROOM (1.4m x 1.2m) tiled décor, vanity unit, integrated wc and wash basin, auto lighting, towel radiator, etc.

First Floor

LANDING with lounging area, polished floor, down lights, radiator, store cupboard and rear outlook.

Main BEDROOM SUITE comprising: -

Grand BEDROOM (6.6m x 6m) with polished floor, double aspect rear outlooks, wall mounted tv provision, wall and chandelier lighting, 3 tall radiators and double doors to:-

EN-SUITE (3.5m x 1.8m min) large cubicked rain shower, toilet and vanity unit with wash basin, tiled upstands, fan, vintage radiator, etc.

Main BATHROOM (3.9m x 3.4m) sparkle quartz tiled floor, raised oval bath with column tap and hand spray, extensive shaped vanity unit with twin wash basins, wc, feature lights, vintage radiator, fan, illuminated mirror, etc.

BEDROOM 2 and EN-SUITE (3.6m x 3.5m) with wardrobe/cupboard, down lights and radiator. Vanity/Dressing Lobby to **EN-SUITE** (3m x 1.5m) with cubicked shower, vanity unit and integrated toilet and wash

basin, co-ordinated tiling and finished, mirror, radiator, fan and downlights.

Double BEDROOM 3 (3.6m x 3.5m) with radiator, front outlook, down lights, wall mounted tv provision and wardrobe/cupboard.

OUTSIDE

Croft House a prominent east facing established residential location and stands within enclosed secure garden/grounds with remote control gated entry off Eastoft Road and pedestrian access off Acre Lane.

Deep front lawned garden with brick paved driveway and front terrace, multi vehicle parking, bins store, lighting, power, water tap and EV charging point.

GARAGE/WORKSHOP (7.5m x 4m) with roller shutter door, light, power, home security alar, personal door, Lobby and accessing concealed outdoor storage with covered electric compressor (included).

Rear private courtyard garden with stone paved terrace, bench seating, provision for hot tub, BBQ patio, outdoor shower, upper terrace with raised fish pool, outdoor lighting, water tap and access to Sauna Cabin.

SERVICES (not tested)

All mains services

- Gas central heating
- Solar panels with tremendous financial benefits
- Security System
- CCTV

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE

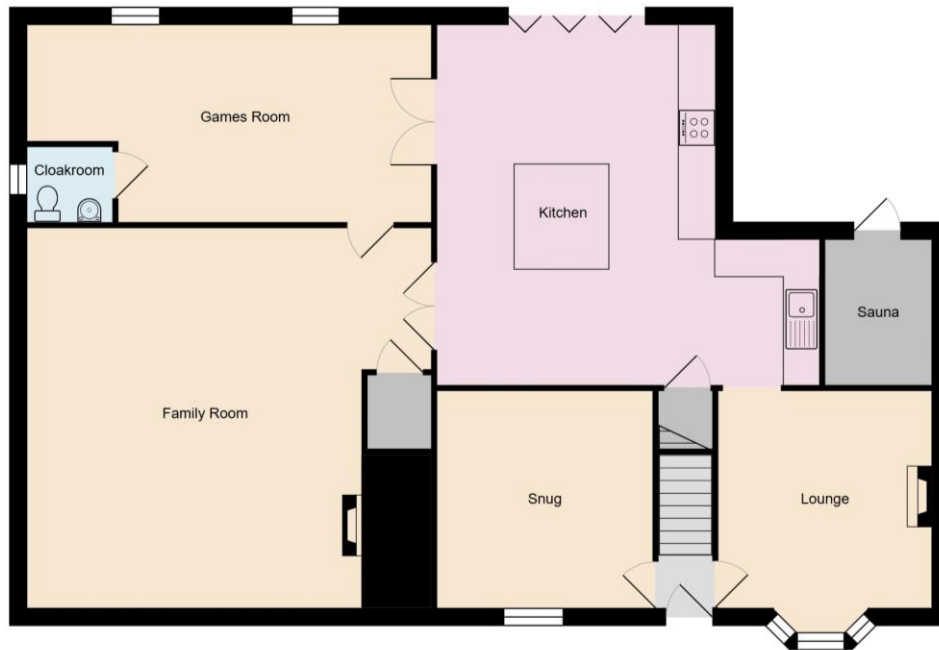
Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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