

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Oades Close, Crowle, DN17 4FG

• Very high spec 6 BED (2 En-Suite) modern low maintenance detached house with a massive 245m² flexible of accommodation • Exclusive private cul-de-sac quiet setting • Integral Garage and forecourt parking • Super Living/Dining/fully fitted Kitchen • Enclosed rear garden • Gas central heating • Low energy – low cost living •



£420,000 NO CHAIN

Energy rating

B

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)

Porched front ENTRANCE

RECEPTION HALL porcelain tile floor, under floor heating, staircase leading off with cloaks area beneath, multi LED ceiling lights, white stylish interior doors off and personal door to Garage.

LOUNGE (6m x 3.9m) deep front bay window (blinds), chimney breast (provision for fire), wall mounted TV provision, under floor heating, multi LED ceiling lights.

Super LIVING/DINING fully fitted KITCHEN (6.6m x 5.3m) white veined porcelain tile floor, under floor heating, designer graphite colour extensive units with marblesque counter and island tops and upstands, colour co-ordinated sink and mixer tap, provision for under cabinet lights, integrated fridge and freezer, double fan oven, racking and spice drawer, 5 burner gas hob, canopied fan, dish washer, microwave, island bar, rear outlook (blind), french windows (integral blinds) to garden, wall mounted tv/media provision, electric towel radiator, multi LED ceiling lights.

UTILITY ROOM (3.7m x 2.3m) to match the Kitchen with plentiful units and tall cupboards, counters, colour coordinated sink and mixer tap, porcelain tile floor, under floor heating, external door and window (with blind).

CLOAKS/VANITY ROOM tiled floor, toilet, wash basin in vanity unit, window (blind) and under floor heating.

Single flight staircase to:-

First Floor

LANDING multi down lights, spindled balustrade and deep store cupboard (3m x 1.1m).

Front Double BEDROOM 1 and EN-SUITE (4m x 3.9m) radiator, wall mounted TV provision, multi down lights and **EN-SUITE** (3.9m x 1.4m) leading off being very large with laminate floor, window (with blind), double size easy entry rain shower cubicle and hand spray, tile/panel finishes, towel radiator, vanity furnishings and integrated toilet and wash basin, down lights and fan.

Front Double BEDROOM 2 (3m x 5m) with radiator, multi down lights and wall mounted tv provision.

Rear Double BEDROOM 3 (4.8m x 3.6m) radiator, wall mounted TV provision and multi down lights.

Rear Double BEDROOM 4 (3.1m x 4m) with radiator, wall mounted TV provision and down lights.

Main BATHROOM (2.8m x 2.1m) 4 piece stylish suite comprising curve-line shower cubicle, bath with hand spray, toilet and wash basin in colour co-ordinated vanity unit. Laminate floor, part tiled décor, down lights and fan.

Second Floor

LANDING

Double BEDROOM 5 and EN-SUITE (7.6m x 3.9m) dormer and sky light (blinds), multi down lights, radiator, wall mounted TV provision and **EN-SUITE** (1.8m x 2.4m) leading off with laminate floor, tile finishes, toilet, wash basin and curve-line rain shower cubicle with extra hand spray, multi down lights, towel radiator, fan and roof light (with blind).

Double BEDROOM 6 (7.6m x 3.9m) dormer and sky light (blinds), wall mounted TV provision, radiator and multi down lights.

OUTSIDE

Made road serving Oades Close, forecourt parking and integral **GARAGE** (5.8m x 2.9m) remote control entry, central heating boiler and apparatus, TV and media provision, light and power.

All round secure gated access, outside water, lighting and power. Rear lawn and patio garden, concealed bins area, etc.

SERVICES

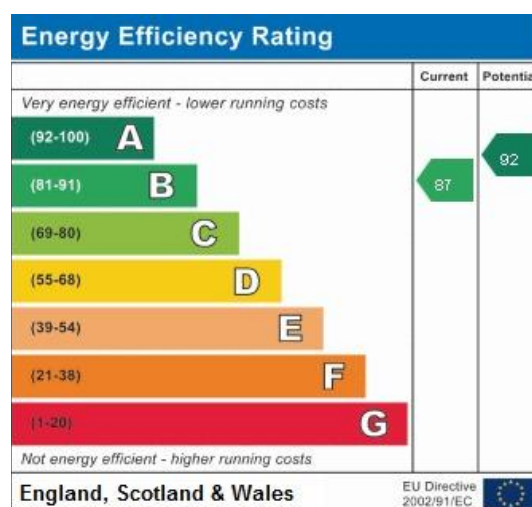
All mains services
Gas central heating (under floor heating to ground floor)
Security system
Wi-fi extenders.

LOCAL AUTHORITY North Lincolnshire Council

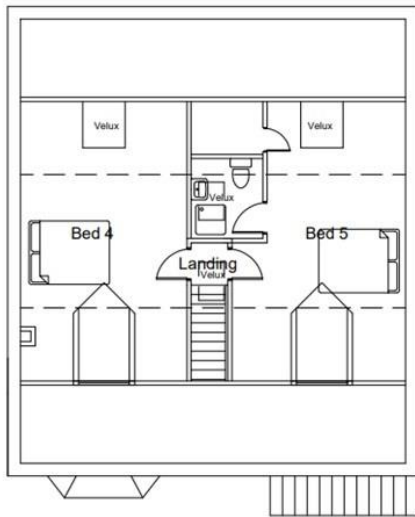
COUNCIL TAX Band 'E' (on-line enquiry)

TENURE Freehold.

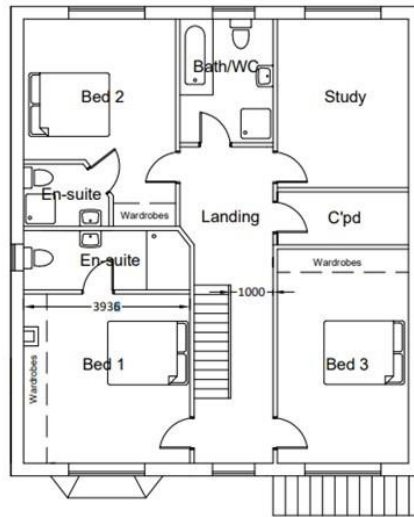
VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684



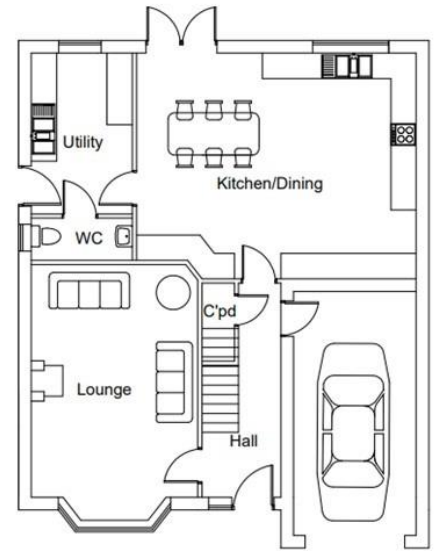




Second Floor



First Floor



Ground Floor

For illustration purposes only not to scale.

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