

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Heathermere, 27 Eastoft Road Crowle, DN17 4LR

- 3 double bed detached bungalow
- Large surrounding gardens
- Double Garage
- Multi car / caravan parking
- Gas central heating
- PVC double glazing
- Convenient location



**£249,950**



## LOCATION

Crowle is a small country town ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole and the Robin Hood International Airport. 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 Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council "local link" office, library, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, food outlets, the nearby Lincolnshire Golf Course and nature reserve, etc.

## Accommodation (room sizes approx. only)

Large Central **RECEPTION HALL** with pvc double glazed front entrance, exposed pine board flooring, coving, smoke detector, radiator and cloaks hooks, easy access to the roof space.

Rear facing **LOUNGE** (4.30m x 4.00m) with exposed pine board floor, coving, radiator, tv provision, chimney breast and fireplace, wall mounted tv provision adjacent shelving, double glazed partition with French doors to:-

Communicating **CONSERVATORY** (2.70m x 2.60m) with pine board floor, garden views and French doors opening thereto.

**Large KITCHEN DINER** (5.50m x 4.30m) front facing with side external door, coving, tv provision, chimney breast with recessed cast iron log burning stove, base units and counter tops, 1 ½ bowl "Blanco" sink and mixer tap, slide in/under provision for appliances, chimney styled canopied fan, tiled floor, central heating boiler, telephone point and walk-in Pantry (1.5m x .8m).

**Covered side ENTRANCE** (2.20m x 1.10m) with cloaks hooks.

**Front DOUBLE BEDROOM 1** (3.50m x 3.30m) with exposed pine board floor, radiator, coving, hanging rail and shelf.

**Rear DOUBLE BEDROOM 2** (3.60m x 2.90m) with exposed pine board floor, coving, pvc double glazed rear garden outlook, full length range of fitted wardrobes and top cupboards.

**DOUBLE BEDROOM 3** (2.80m x 2.80m) also rear facing with pvc double glazed window, exposed pine board floor, telephone/modem point, radiator and coving.

**BATHROOM** (2.20m x 2.10m) with 3 piece suite in white comprising low flush toilet, pedestal wash basin (with mixer tap) and shaped shower bath with mixer tap, shower and screen. Chrome towel radiator, tiled décor, extractor fan, shaver point, etc.

**OUTSIDE** The property is north west facing to the front with walled frontage to Eastoft Road and gated driveway entrance to brick paved extensive Parking Court for numerous vehicles, attractive beds with colourful seasonal plantings, outside light, space for the parking of caravan/motorhome, etc in front of detached sectional **Double Garage/Workshop** (10.4m x 2.8m) with up and over door, personal door, window, florescent lighting, power points, etc. All round access and extensive south facing brick paved rear sun/outdoor dining terrace with power and outlook over lawn, fruit garden with walkways, **greenhouse, potting/garden shed**, outside water tap. **Integral Summerhouse/Store** (2.1m x 2.1m) with pvc windows and door, tiled floor and also incorporating outside Toilet.

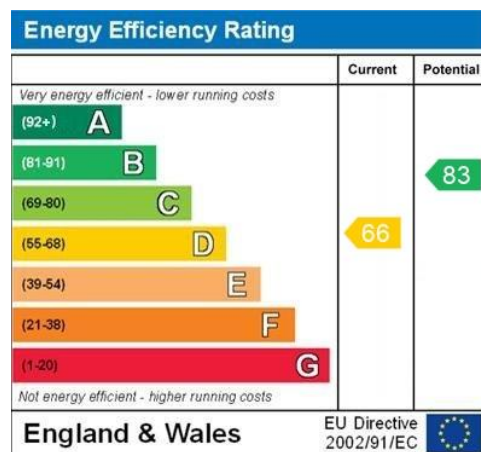
**SERVICES** (not tested) Mains water, electricity, drainage and gas. Gas central heating to radiators. Security system

**LOCAL AUTHORITY** North Lincolnshire Council

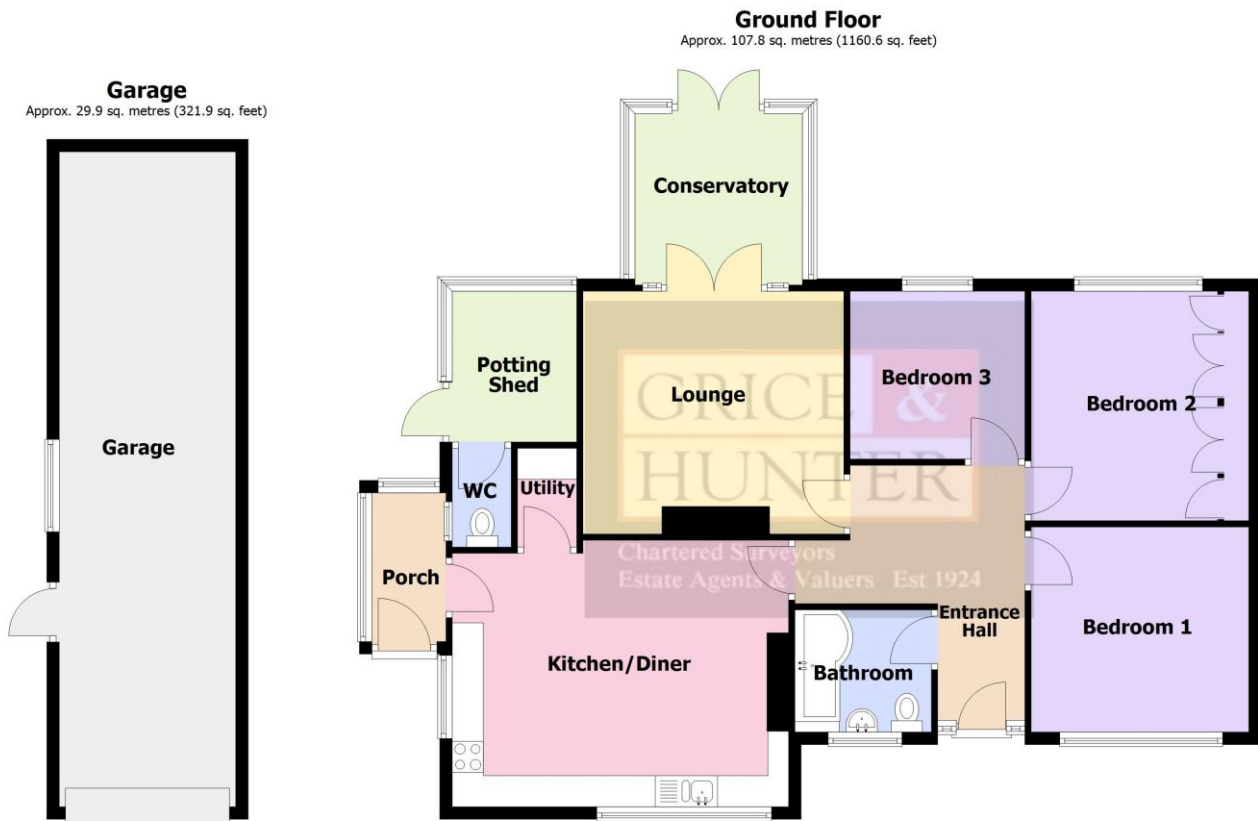
**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684







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

**Heathermere, 27 Eastoft Road**

**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**

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.