

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 21 Lindsey Drive, Crowle DN17 4NT

- 2 BED re-modelled detached house and 3 acres Equestrian enterprise with stables block on the rural edge of the market town of Crowle
- Garage and parking
- Gas central heating
- PVC double glazing
- Attractively priced for early sale



**£425,000**



## 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)

**Ground floor RECEPTION HALL** stylish entrance, oak laminate floor (extending to Lounge etc) front window, staircase leading off, radiator, understairs cupboard, cloaks hooks and natural oak doors off.

**CLOAKS/VANITY** (1.8m x 1m) oak laminate floor, fan, towel radiator, wc and wash basin in vanity unit.

**Through LOUNGE** (6.2m x 3.5m) front outlook, french windows to Conservatory, 2 radiators, contemporary storage and tv furnishings, dimmer lights control, multi down lights and open plan access to:-

**Fitted KITCHEN** (2.4m x 3m) oak laminate floor, rear countryside outlook (with blind) plentiful base wall units and 'sparkle' counter tops, 1 ½ bowl sink with mixer hose tap, ceramic hob, larder fridge, pan drawers, double oven, tiled upstands, multi down lights, provision for multi fuel stove etc.

**CONSERVATORY** (3.8m x 2.6m) with hard roof, tiled floor, country side and garden view external garden access, mini sink in vanity unit (also used as treatment room)

**Front floor LANDING** with radiator, window (blind) and over stair cupboard and linen cupboard. Natural oak door lead off.

**BATHROOM** (1.9m x 2.6m) with vinyl floor, shower bath with screen, wc, washbasin in vanity unit, oil radiator, towel radiator, point tiled décor, mirrored cabinet, window blind etc.

**Rear BEDROOM 1** (3.6m x 3.5m) distant views to the south over garden, paddocks and stables, Radiator, window blind, tv provision and extensive mirrored wardrobes.

**Front BEDROOM 2** (3.2m x 2.3m) window blind and radiator.

**OUTSIDE** Frontage to quiet cul-de-sac. Driveway access to single **GARAGE** (5m x 2.6m) stone chipping finish to front parking court. Rear (south) lawn and deck patio/terrace for outdoor dining/entertaining. Utility/**STORE**/preparation (1.9m x 2.2m) with wash hand basin, double bowl sink, etc. Covered patio, outdoor power sockets. Grass paddocks  
**STABLES** (3.6m x 3.5m) x 4 plus tack/hay barn (5m x 3.5m) concrete apron, electric light/power.


**SERVICES** All main services  
Gas central heating to radiators.

**LOCAL AUTHORITY** North Lincolnshire Council

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

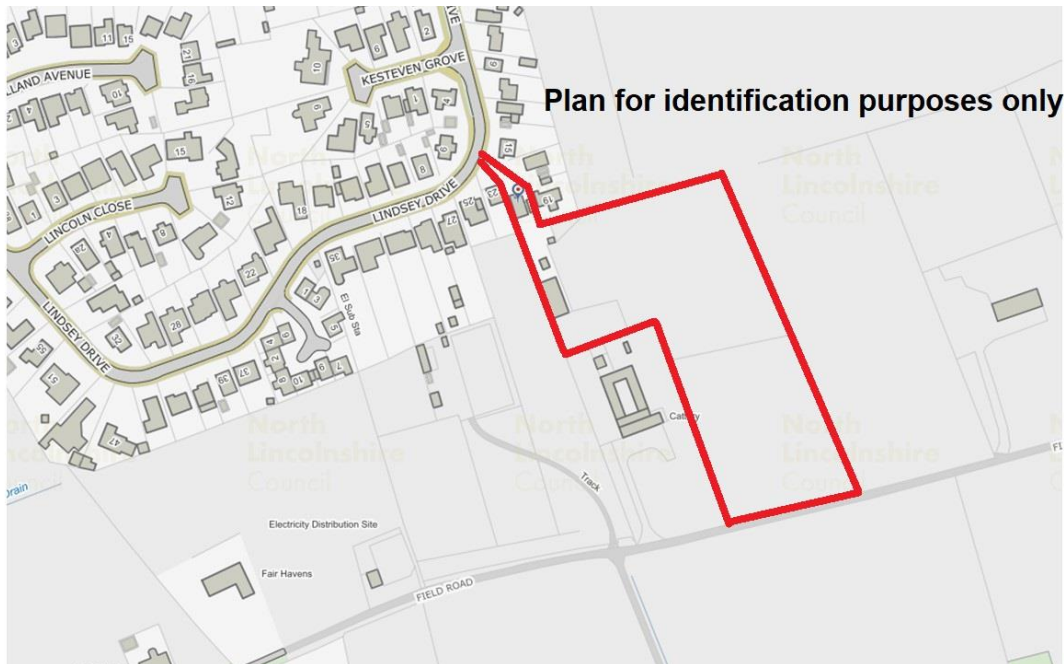
**TENURE** Freehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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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.

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