

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



302 Wharf Road, Ealand, DN17 4JN

- Fine Victorian semi detached house of large and substantial character • Superbly renovated and remodelled • 3 double Bedroomed accommodation with 2 Bathrooms (1 En-Suite) • 2 lovely Reception Rooms • Fully fitted Kitchen and separate Utility • Landscaped gardens • Multi-car parking • PVC double glazing • Gas central heating • Wine Cellar •

MUST BE VIEWED



£365,000 NO CHAIN



Ealand is a small village settlement just outside Crowle with local railway station (Doncaster to Grimsby line), community hall, 7 Lakes Country Park attraction etc and part of the parish of Crowle a small country town with excellent amenities, shops, schools, 3 churches, health centre, council hub with library, modern leisure centre with swimming pool and Crowle Moors Nature Reserve visitor attraction. M180 junction 2 only 1 mile – Doncaster 14miles and Scunthorpe 9 miles.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL natural oak floor, radiator, stylish entrance, down lights, tall ceilings and oak doors off.

SITTING ROOM (3.6m x 3.2m min) bay window, tv provision, radiator, coving, down lights and pendant ceiling lights.

LOUNGE/DINER ROOM (4m x 4m) 2 radiators, double aspect windows, hung pendant light and open access to:-

FITTED KITCHEN (4.5m x 3m) tiled floor, radiator, external door, side window, extensive units and counter tops, china sink (mixer tap), chimney breast with recessed hob and drawer, dishwasher, fridge and freezer, tiled upstands, microwave and fan oven, down lights and cellar leading off.

UTILITY ROOM (1.6m x 1.3m) tiled floor, counter, slide under provision for auto washer, eyelevel cupboards and concealed central heating boiler.

CLOAK ROOM tiled floor and décor, radiator, fan, downlights, wc and wash basin in vanity unit.

CELLAR in 3 compartments with auto lighting, power and gantry.

First Floor

LANDING radiator, window and oak doors leading off.

BATH/SHOWER ROOM (4m x 3m) tiled finishes to complement the stylish suite comprising, cubiced rain shower with hand spray, bath, wc and wash basin in vanity unit with illuminated mirror and night light over, rear outlook, fan, down lights, radiator, etc.

Main BEDROOM and EN-SUITE (5.1m x 3.2m) twin front facing windows, understairs cupboard, radiator, tv provision, character fireplace, down lights and central light fitting. **EN-SUITE** (2.9m x 1.2m) with tiled finishes,

double size shower cubicle, wc, wash basin in vanity unit, shaver point, mirror, fan and towel radiator.

Staircase to Second Floor

BEDROOM (3.2m x 5.2m) radiator, twin windows and down lights.

BEDROOM (5.2m x 3.8m-2.7m) radiator, tv provision and multi down lights.

OUTSIDE

Front 3 car parking court, tarmac walks, planted side garden and gated access to:-

Enclosed newly “designer” landscaped rear garden, outside tap, power, light, combination of decking and tiled terraces, planted beds, lawn, useful shed and BBQ/potting enclosure.

SERVICES

All mains services (new electric wiring and plumbing)
Gas central heating to radiators (new system)

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

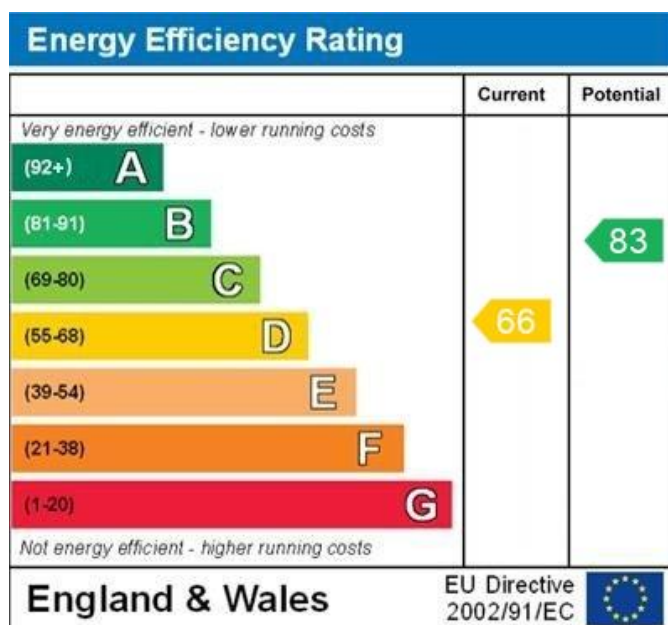
Band ‘C’ (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





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