

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



“The Sidings” 23 Isle Close, Crowle, DN17 4NR

- An individual 4 bed En-Suite family house • Large surrounding and enjoyable garden •
 - Exclusive cul-de-sac prime setting • Garage and multi car parking • Versatile accommodation with conversion potential • Leisure Cabin entertaining attraction •
 - Gas central heating • Close to open countryside •



£415,000



CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. 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 Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council “local link” office, library, leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park.

Accommodation (room sizes approx. only)

Ground Floor

Covered Front Entrance

RECEPTION HALL with radiator, sweeping staircase leading off and stylish front door.

CLOAKS/VANITY (1.7m x 1.2m) substantial wash basin and toilet in white, contrasting décor and vinyl flooring, radiator and fan.

Large through LOUNGE and Diner option (7.2m x 3.6m) deep front full height bay window, 2 radiators, tv provision, wall and ceiling lights, french windows to garden and fine fireplace with authentic living flame gas fire.

Fully fitted KITCHEN (4.4m x 2.5m) A through room with delightful garden outlooks, vinyl flooring, extensive units, countertops and illuminated cabinets, breakfast bar, tile upstands, radiator, eyelevel double oven, 1 ½ bowl sink and mixer tap, slide under provision for appliances, pelmet and downlighting, etc.

LAUNDRY/UTILITY (2.8m x 1.8m) to match the Kitchen with radiator, central heating boiler, wash bowl and mixer tap, counter top, tiled upstand, tall cupboards, base cupboards and slide under space for washer. Back door, rear outlook and personal door to Garage.

SNUG LOUNGE/DINING ROOM (3.2m x 2.5m) with tv provision, radiator and wide double door opening to communicating:-

GARDEN LOUNGE (3.2m x 2.5m) with window blinds, light/fan wood laminate floor, radiator, power points and opening on to outdoor terrace and gardens.

First Floor

LANDING with front outlook and radiator.

Main BEDROOM (5.2 x 2.8m) twin front facing windows, radiator, tv provision, Archway to Dressing Room with wardrobes and cloaks hooks and accessing **EN-SUITE** (1.7m x 1.9m max) with tile finishes, down lights, radiator, shaver point, etc, curve-line shower cubicle and wash basin in vanity unit

BEDROOM 4 (2.8m x 1.3m) distant countryside outlook, radiator, laminate floor and roof space access.

Main BATHROOM (2.5m x 2.2m max) corner bath with mixer tap and hand spray, extensive vanity finishes with counter tops cupboards, integrated wc and wash basin, mirror and shaver point. Vanity and down lighting, window, etc.

Rear BEDROOM 2 (3.2m x 3.6m) laminate flooring, radiator, distant countryside view and range of fully fitted wardrobes.

Front BEDROOM 2 (3.6m x 3.4m) with pleasant outlook, radiator and fitted double wardrobes with sliding mirrored doors.

OUTSIDE

At the foot of the exclusive cul-de-sac scheme of individual houses and bungalow.

Pillared driveway entrance to parking and turning forecourt. Mature fruit tree, small lawn and lighting to main entrance,

Integral communication GARAGE (5m x 2.8m) with remote control entry, light, power and personal door to Utility Room (with conversion potential).

All round access including (vehicle option) to extensive widening lawned rear garden with mature and colourful borders, outdoor dining patio, waster tap, covered and open outdoor entertaining enclosure with Summerhouse/Den/Leisure Cabin (3m x 5.6m) with electric, light and power.

SERVICES (not tested)

All mains services

Gas central heating to radiators

AGE Built 2002

LOCAL AUTHORITY

North Lincolnshire Council

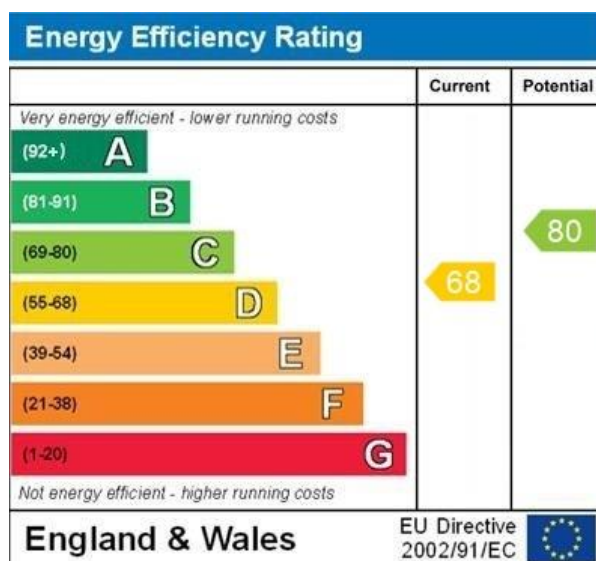
COUNCIL TAX Band ‘D’ (on-line enquiry)

TENURE

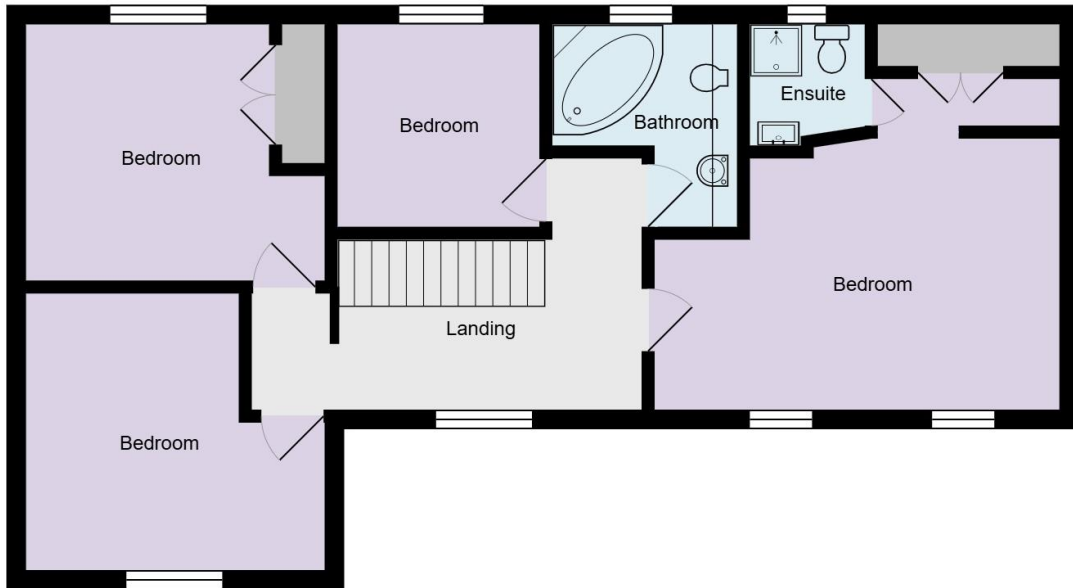
Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
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