

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



7 Queens Drive Crowle DN17 4DL

- A very nicely presented 2 bed semi detached House • Upgraded and re-styled
- Fitted Kitchen • Attractive Bath/Shower Room • 2 car parking spaces
- Gas central heating • Modern PVC double glazing •



£159,950



CROWLE is a small country town particularly well served and 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 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)

RECEPTION HALL radiator and laminate flooring, extending to:-

LOUNGE DINER (3.1m x 4.5m) with front outlook, radiator, tv provision and stairs leading off.

Lobby

CLOAKROOM (1.5m x 0.9m) with provision for w.c and wash basin, cloaks hooks, shelving and window.

KITCHEN/DINER (3.1m x 3.1m) rear garden outlook and external door, radiator, tiled floor, modern stylish base and wall units in contrasting colours with granite effect counter tops, tiled upstand, resin sink and mixer tap, integral oven, hob and canopied fan, slide in provision for washer, space for tall fridge freezer, radiator.

Turning Staircase to **1st floor LANDING** with radiator and access hatch to roof space.

Front DOUBLE BEDROOM 1 (3.1m x 3.6m) with radiator and fitted full height wardrobe cupboard.

Rear DOUBLE BEDROOM 2 (3.1m x 2.4m) with radiator.

BATHROOM (1.5m x 2.3m) vinyl flooring, stylish matching grey splash tiling, wash basin, w.c, shower/bath (with screen), towel radiator, fan, etc.

OUTSIDE

Frontage (with car parking). To neat small front garden. Side 2 car abreast driveway parking and gated access to delightful rear lawned garden with colourful seasonal plantings, sitting area, garden shed, water tap, etc.

SERVICES

All mains services
Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

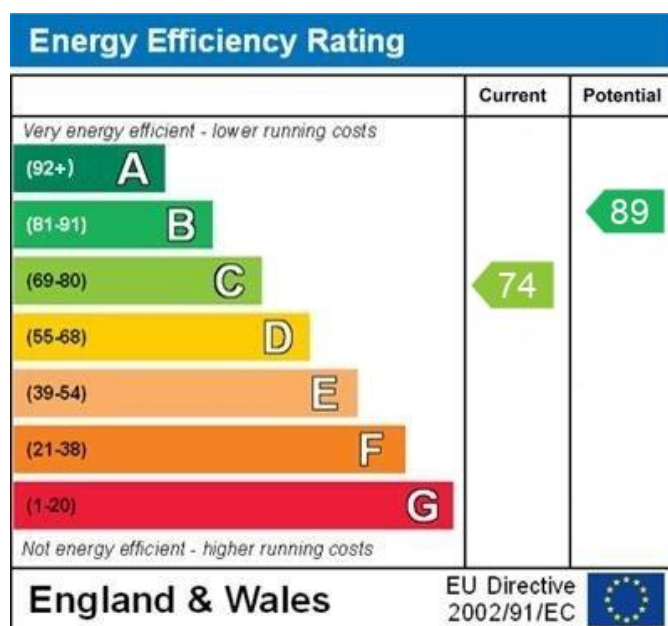
COUNCIL TAX Band ‘B’ (on-line enquiry)

TENURE

Freehold.

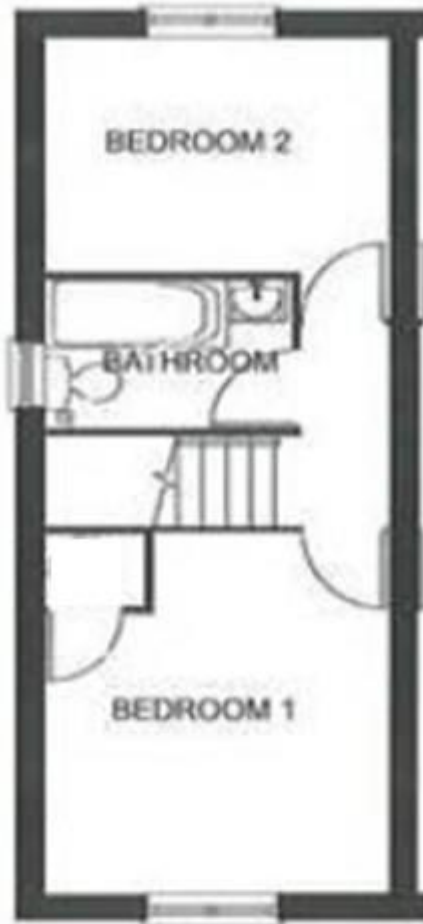
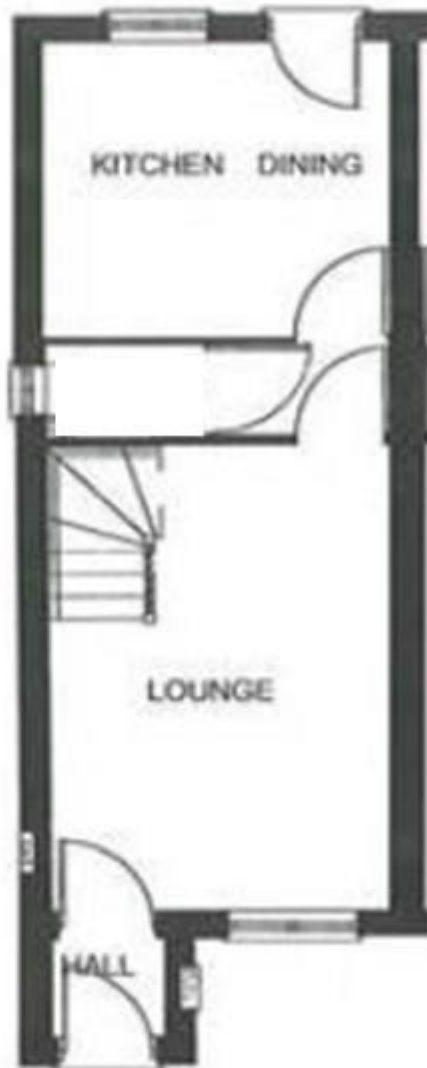
VIEWING

Strictly by prior appointment through Grice & Hunter
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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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