

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 12 High Street, Crowle, DN17 4LD

- 2 Bed Town House in central Crowle • Charming and deceptively spacious •
- Gas central heating • PVC double glazing • Domestic outbuilding •
- Lovely landscaped back garden •
- **MUST BE VIEWED** •



**£120,000 NO CHAIN**



**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

**Large SITTING ROOM** (4.5m x 4.5m) front window with fixed shutters, front door, delf display rack, 2 radiators, chimney breast and fitted fireplace with adjacent recessed cupboard and shelved alcove. Wall and ceiling lights and multi paned door to:-

### Staircase LOBBY

**LIVING/DINING KITCHEN** (3.6m x 4m) with understairs **STORE CUPBOARD**, extensive fitted kitchen units, 1 ½ bowl sink and mixer tap, space for fridge, counter tops, radiator and chimney breast.

**Back KITCHEN** (1.5m x 3.2m) with radiator, counter top, storage, cooker point, back door, tiled floor, etc.

### Single flight Staircase to First Floor

### LANDING

**Front Double BEDROOM** (4.6m x 3.5m) radiator and fixed shutters to front outlook.

**Rear Double BEDROOM 2** (3.6m x 2.1m min) with garden view, radiator and over stairs airing cupboard.

**BATHROOM** (1.9m x 2.4m) bath, wash basin, toilet, radiator, vanity mirror and tiled décor.

### OUTSIDE

Rear courtyard with access to **DOMESTIC BUILDING** comprising **UTILITY** (2.6m x 3m) with toilet, sink, units, provision for washer and freezer, tiled floor and double glazed window and **GARDEN ROOM** (2.7m x 2m) opening to:- lovely deep enclosed landscaped garden with covered terrace.

Right of way pedestrian rear access.

### SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

### LOCAL AUTHORITY

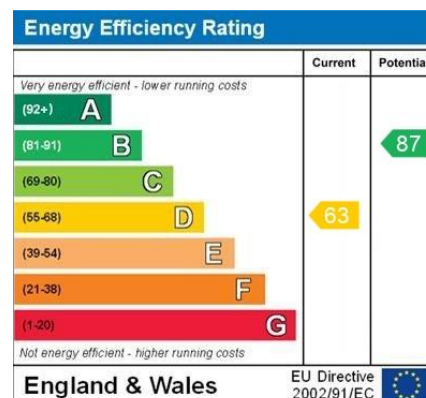
North Lincolnshire Council

**COUNCIL TAX** Band ‘A’ (on-line enquiry)

**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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