

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



5 Mill Road, Crowle, DN17 4LW

- Spacious 3 Bed semi-detached House • Choice location • Lovely south facing back garden • Conservatory • Driveway Parking and linked Garage • Well presented throughout • Modern fitted Kitchen/Diner • PVC double glazing • Central heating •



£269,950

Energy rating

E

CROWLE is a small country town – fantastic amenities – local railway station – 2 miles M180 j2 – 14 miles Doncaster (Kings Cross 1hr 46 mins average) Yorkshire/Lincs/North Notts borders – easy access to York, Leeds, Sheffield, Lincoln, Hull.

Accommodation (room sizes approx. only)

RECEPTION HALL with glazed front entrance, radiator and stairs.

LOUNGE (4.2m x 4.7m) front bow window, 2 radiators, tv provision, chimney breast (with provision for fire).

KITCHEN/DINER (5.6m x 3.2m) tiled floor, rear outlook, well fitted kitchen units in cream with granite effect counter tops and breakfast bar toom division, integrated oven, hob, canopied fan, larder fridge, auto washer, walk-in understairs store, radiator and communication door to:-

CONSERVATORY (3.2m x 2.3m) with tiled floor, radiator, wall lights and direct access to the lovely gardens.

SIDE ENTRANCE HALL (1.5m x 1.2m) with communicating door to **GARAGE**.

First Floor

LANDING easy access to roof space, window and cylinder/airing cupboard.

BATHROOM (2.5m x 1.8m) double ended bath with shower over (complete with folding screen), toilet, wash basin and vanity surface, Dalsouple rubber flooring, towel radiator, tiled décor, etc.

Main DOUBLE BEDROOM (3.6m x 3.8m) radiator and quality extensive designer fully fitted wardrobes with dressing mirror and tallboy and bedside cabinets.

Rear BEDROOM 2 (3m min x 3.7m) radiator and extensive fully fitted wardrobes in solid pine.

BEDROOM 3 (2m x 2.7m) full height fitted wardrobes/stores cupboard and radiator.

OUTSIDE

Front low maintenance front garden with mature seasonal plantings and driveway parking in front of linked **GARAGE** (6m x 3.2m) with electric, light, power, central heating boiler, storage cupboards and personal door to rear garden (south facing) with paved terraces, water tap, lawns, grape vine, superb privacy and mature plantings.

SERVICES (not tested)

All mains services available/connected
Oil central heating to radiators

LOCAL AUTHORITY

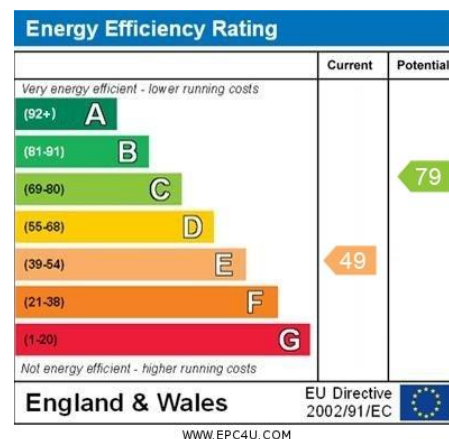
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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