

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Holmwood, 15 Low Cross Street, Crowle, DN17 4NA

- Large detached family house incorporating an imaginative barn conversion • 268m² superbly versatile accomm •
- Ideal for extended family occupation • Minimum 4 double bedrooms • 3 Bath/Shower Rooms (inc En-Suite) •
- 4 Reception Rooms and Games Room (with mezzanine potential) • Gas central heating • Double Glazing •
- Double Garage • Garden Store • ¼ Acre mature gardens •



£479,500 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

Front RECEPTION HALL (1.6m x 2.5m)

LOUNGE 1 (4.3m x 3.7m) chimney breast and fireplace with open fire grate, tv provision, radiator, front window outlook and stained glass feature window.

CLOAKS/VANITY (1.6m x 1.6m) vinyl flooring, wc and wash bowl in vanity unit. Feature stained glass window, fan and towel radiator.

DINING ROOM (3.7m x 4.3m) front window outlook, radiator, tv provision, chimney breast with feature gas fire and open plan approach to:-

SNUG (4.6m x 2.9m) with radiator and side facing window to courtyard view.

2nd RECEPTION HALL vinyl flooring, staircase off and spacious storage cupboard beneath.

Farmhouse style KITCHEN/DINER (5.5m x 4.4m) Extensively fitted out in light oak base and wall units, contrasting counter tops with integrated dishwasher, 1 ½ bowl sink, slide in Rangemaster 110 gas/electric hob, warming plate, griddle, double ovens and grill beneath canopied fan, tiled upstands, kick panel heaters, ceiling spot lights and side courtyard view.

UTILITY ROOM (2.2m x 1.6m) opening off with vinyl floor, tiled décor, matching units and counter tops, sink and slide in provision for washer, dryer, etc.

DAY LOUNGE (4.4m x 4.7m) with french windows to courtyard/outdoor dining terrace, radiator, electric fire in contemporary surround and tv provision.

Rear HALL with radiator and rear external door.

SHOWER and VANITY ROOM (2.9m x 2.1m). vinyl floor, wc, doorless entry shower with body jets, vanity unit with wash basin, storage and illuminated mirror. Towel radiator and fan.

GAMES ROOM (8.5m x 4.2m x 4.2m height) being the converted “old barn” with french windows access to courtyard and gardens, 2 radiators, tv provision, wall up lights and high level windows (would suit mezzanine floor).

First Floor

LANDING

Main BEDROOM 1 and EN-SUITE (5.6m x 4.4m) with windows to courtyard view, radiator, tv provision and extensive quality wardrobes, vanity and storage furnishings. Access to:-

EN-SUITE (2.6m x 2.2m) with vinyl flooring spa bath, wc, wash basin in vanity unit and curve-line shower cubicle with body jets, shaver points, tiling, fan and towel radiator, etc.

DRESSING ROOM (2.2m x 1.6m)

Double BEDROOM 2 (3.4m x 4.2m) with radiator, tv provision, courtyard outlook and extensive wardrobes and bed side furnishings.

Inner LANDING with courtyard outlook.

Large and impressive BATHROOM (3.5m x 2.8m) vinyl flooring, wc, twin wash bowls on vanity surface, shaped shower bath, fan, airing cupboard, radiator, etc.

MEDIA AREA (1.5m x 3m) with radiator and stained glass window.

BEDROOM 3 (4.3m x 3.7m) front outlook, radiator, tv provision, extensive quality fitted wardrobes and vanity unit.

BEDROOM 4 (4.3m x 3.7m) front outlook, radiator and extensive fitted wardrobes and vanity furnishings.

OUTSIDE

Substantial solid double gates opening to courtyard parking with light and water tap, paved outdoor dining terrace, stocked bed with seasonal colour, further parking/turning court giving access to:-

DOUBLE GARAGE (6m x 5.4m) with light and power.

WORKSHOP/STORE (4.1m x 4.1m) with light, power, storage and counter tops.

Lawn with ornamental pond, seasonal hard and soft plantings and fenced division to Kitchen garden.

SERVICES (not tested)

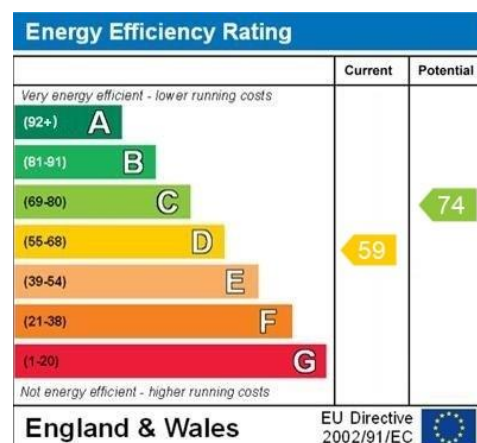
- Mains water, electricity, drainage and gas
- Gas central heating to radiators from modern combination boiler.
- Full fibre connectivity

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







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