

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 29 Maple Avenue, Crowle, DN17 4ED

• Detached 4 Bed-En-Suite house • Very nicely presented with many extras including Conservatory • Newly restyled Kitchen, etc. • Integral Garage and off-road parking • PVC d/glzg • CCTV • Security system • Nest controlled central heating • Landscaped garden •



**£289,000**



**LOCATION** 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, new 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 Country Park.

## Accommodation (Room sizes approx. only)

### Ground Floor

**Entrance Porch** With LED lighting.

**ENTRANCE HALL** Radiator, cloaks, oak “Karndean” flooring extending to:-

**Through LOUNGE/DINER** (7.4m x 3.3m) Pine surround to electric ‘pebble’ fire, tv point, front outlook, 2 radiators, coving, smoke detector and french windows leading to:-

**CONSERVATORY** (3.5m x 3m) Grey tile floor, and access to rear lawned garden and patio.

**Breakfast KITCHEN** (3.8m x 2m) favourably contrasting light grey/white newly fitted units and countertop, sink and mixer tap. **Integral oven, hob and fan**, slide in space for washer and tall fridge, back door and view to rear garden.

**LOBBY** approach to **GARAGE**

**CLOAKS ROOM** recently re-styled with vinyl flooring, white toilet and wash basin (in vanity unit) with mixer tap. Radiator, fan, etc.

### First Floor

**LANDING** with smoke detector, radiator and access to roof space.

**Main BEDROOM and En-Suite** (4m x 2.3m min), radiator, **range of designer fitted wardrobes**, tv point and access to:-

**EN-SUITE** Re-Styled with tiled décor to compliment the cubicled shower, wash basin and wc. Chrome towel radiator, shaver point and mirrored cabinet.

**Front BEDROOM 2** (3.9m x 2.8m) with radiator, overstairs airing cupboard and tv provision.

**BEDROOM 3** (2.8m x 2.8m) rear outlook, radiator and **range of fitted wardrobes**.

**BEDROOM 4** (2.8m x 2.8m) also rear facing with radiator.

**Main BATHROOM** (1.8m x 1.7m) nicely re-styled with bath (hand spray and mixer tap), wash basin (mixer tap), wc, towel radiator, fan, cabinet and ‘marblesque’ tile finishes.

### OUTSIDE

Nicely designed front garden with tarmac 2 car abreast off road parking, lawn, exotic plant, feature LED lighting to fascia, CCTV, etc.

**Integral communicating GARAGE** (5.3m x 2.7m) with central heating boiler, light and power.

All round Gated side paths access to rear landscaped lawned garden with water tap and feature outdoor dining deck with micro lighting and power socket.

### SERVICES

All mains services

- Gas central heating to radiators (new boiler 2023)
- Security system
- Nest central heating thermostat control
- CCTV

### LOCAL AUTHORITY

North Lincolnshire Council

### COUNCIL TAX

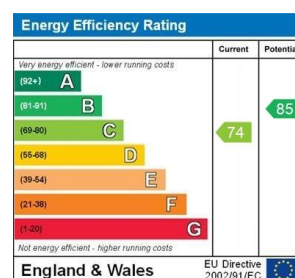
Band ‘C’ (on-line enquiry)

### TENURE

Freehold

### VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684







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

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.