



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

LOCATION 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 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
- Security system
- Nest central heating thermostat control
- CCTV

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

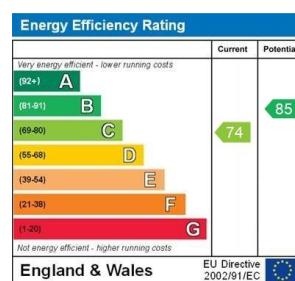
Band ‘C’ (on-line enquiry)

TENURE

Freehold

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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