

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 4 Hazel Avenue, Crowle, DN17 4LS

- Immaculately presented detached Bungalow • 2/3 Bedrooms • Conservatory • Garage and large Forecourt parking • Low maintenance plot • En-Suite dormer Bedroom • Superb modern Kitchen •
- Excellent remodelled main Bathroom • Gas central heating • PVCu double glazing • First class decorative condition throughout •



**£275,000 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)

**ENTRANCE HALL** with exterior composite double glazed door, radiator and fitted cloaks/storage cupboard.

**LOUNGE** (4.57m x 4.22m – 15’ x 13’8”) with PVCu double glazed window and 2 radiators.

**CONSERVATORY** (3.0m x 2.7m – 9’8” x 8’9”) PVCu double glazed with modern insulated roof, radiator, wall lights, tiled floor and electric window blinds.

**KITCHEN** (3.70m x 3.60m – 13’1” x 11’8”) including stylish stone units comprising wall and base cabinets with quartz work tops, breakfast island with drawers, Belfast style sink, larder unit, integrated oven, 4 ring hob with extractor, washing machine, dishwasher and fridge/ freezer. Radiator, tiled flooring, PVCu double glazed windows to the garden, PVCu double glazed exterior door and electric window blinds.

**BEDROOM 1** (3.63m x 3.48m – 11’9” x 11’4”) with radiator, rear facing PVCu double glazed window and fitted corner wardrobe.

**BEDROOM 2/DINING ROOM** (4.14m x 1.97m – 13’6 x 6’5”) with radiator, PVCu double glazed window and staircase off.

**BATHROOM** (2.96m x 1.97m – 9’7” x 6’5”) including large walk-in shower, panelled bath with tap shower fitting, wash basin and matching toilet. Towel radiator, PVCu double glazed window and extractor fan.

## First Floor

**LANDING** with small office area.

**BEDROOM 3** (4.88m x 3.87m – 16’ x 12’7”) with timber double glazed roof lights to front and rear. Radiator.

**EN-SUITE** (2.4m x 1.93m – 7’9” x 6’3) including shower cubicle, toilet and wash basin. Radiator and timber double glazed roof light.

## OUTSIDE

Extensive paved driveway and car parking area.

Attached single brick **GARAGE** with electric roller door.

Gated access to the enclosed side lawned garden with south facing patio area adjoining the conservatory. Additional gated entrance to the driveway and rear door into the garage. External water tap and lighting.

## SERVICES (not tested)

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

## LOCAL AUTHORITY

North Lincolnshire Council

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

**TENURE** Freehold.

## VIEWING

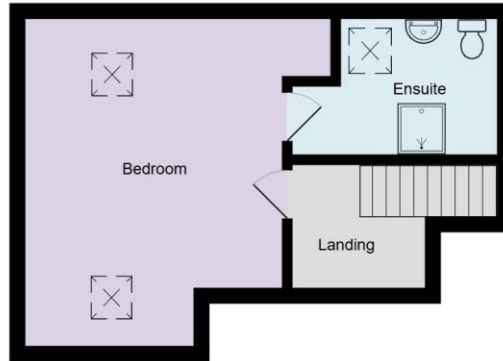
Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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