

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



25 Westbourne Drive, Crowle, DN17 4HX

- Double fronted modern detached 3 Bed Bungalow • Gas central heating • PVC double glazing • Double Garage • Prime residential location •



£299,950 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)

RECEPTION HALL radiator, wood laminate flooring, Hall cupboard and cylinder cupboard. Roof space access hatch.

Through LOUNGE/DINER (7m max x 3.7m) front bay window, rear patio doors to garden, 3 radiators, tv point, mantled surround to fireplace and “living flame” gas fire, wall and ceiling lights etc.

KITCHEN (3.4m x 2.5m) plentiful units, counter tops, 1 ½ sink, oven, hob, canopied fan, white goods appliances, tiled floor, rear external door and garden outlook, under cabinet lighting, tiled upstands etc.

DOUBLE BEDROOM 1 and EN-SUITE (2.7m x 3.8m) front facing, radiator, tv provision, range of fully fitted Hammonds wardrobes. **EN-SUITE** (2.7m x 1.3m) with tiled flooring, radiator, down lights, shaver point, cubicle shower, toilet and wash basin in vanity unit etc.

DOUBLE BEDROOM 2 (2.8m x 3.3m) rear facing, radiator, Hammond’s fully fitted wardrobes.

BEDROOM 3 (2.4m x 2.8m) rear outlook, radiator.

BATHROOM (2.2m x 2.5m) tiled finishes, radiator, down lights, toilet, wash basin in vanity unit, bath with shower over and folding screen.

OUTSIDE

Front enclosed lawn garden seasonal plantings, paved walkway to front entrance and all round access.

Rear enclosed nicely designed lawned garden with paved terrace and patio, paved walks, pagoda, seasonal plantings and Detached Double Garage (5.1m x 5.2m) with light, power, side personal door and access off Mulberry Drive with 2 car parking forecourt.

SERVICES (not tested)

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

LOCAL AUTHORITY

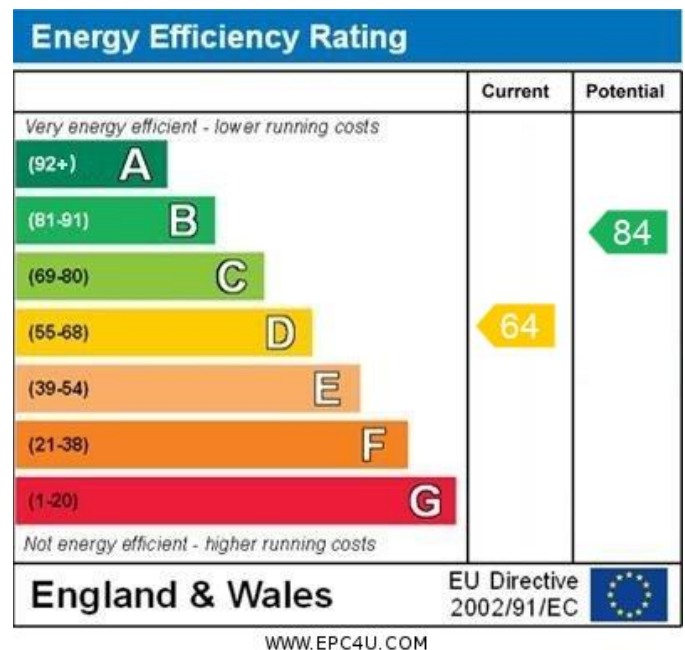
North Lincolnshire Council

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

TENURE Freehold.

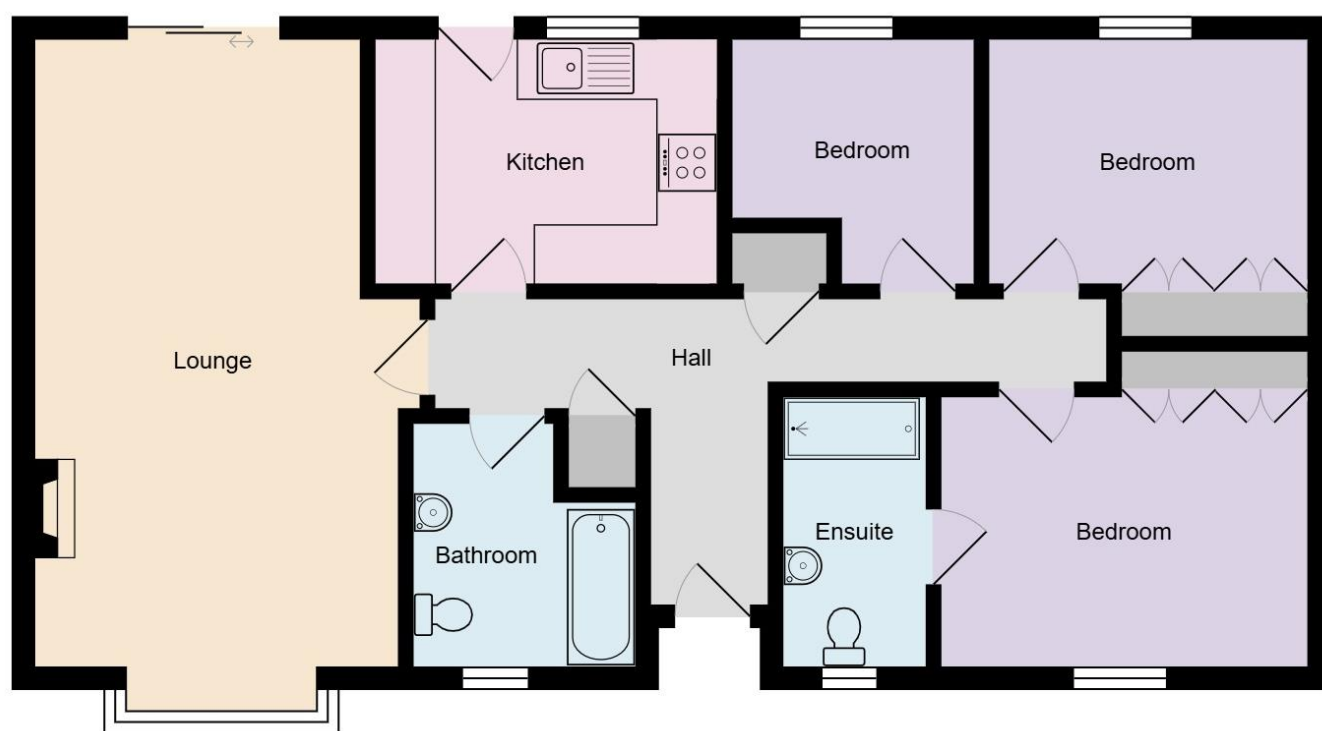
VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





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