

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



8 Crowland Road, Crowle, DN17 4DY

- Double fronted mid Town House • Spacious 3 Bed accommodation • Gas central heating • PVC double glazing • Forecourt Parking (2 cars)
- Good sized enclosed rear garden • Good amenities close at hand •



£154,500



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, 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 with distinctive vinyl flooring and stairs leading off.

Through LOUNGE (5.3m x 3.3m) front and rear garden views including french doors access to patio. Radiator and chimney breast with recessed ‘stove’ effect electric fire and wall mounted tv provision.

Large LIVING/DINING KITCHEN (5.3m x 3.8m) with front and rear garden outlooks, front and rear external doors, plentiful fitted units and counter tops, 1 ½ bowl sink, tiled up stands, under cabinet lighting, integral double oven, ceramic hob, canopied fan, space for washer, fridge etc, tv provision, radiator, multi-down lights, vinyl floor and spacious understairs **LARDER** and storage.

First Floor LANDING with boiler cupboard, radiator and window.

DOUBLE BEDROOM 1 (3.3m x 3.2m) front facing with radiator and overstairs wardrobe/cupboard.

DOUBLE BEDROOM 2 (3.8m x 2.8m) with radiator.

BEDROOM 3 (2.9m x 2m) rear facing with radiator.

BATHROOM (2.1m x 1.7m) of contemporary style with bath (and shower over), vanity furnishings with integrated wash basin and toiler. Towel radiator, etc.

OUTSIDE

2 car Forecourt Parking.

Rear enclosed deep garden with patio/terrace.

SERVICES (not tested)

All mains services

Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council


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

TENURE Freehold.

VIEWING

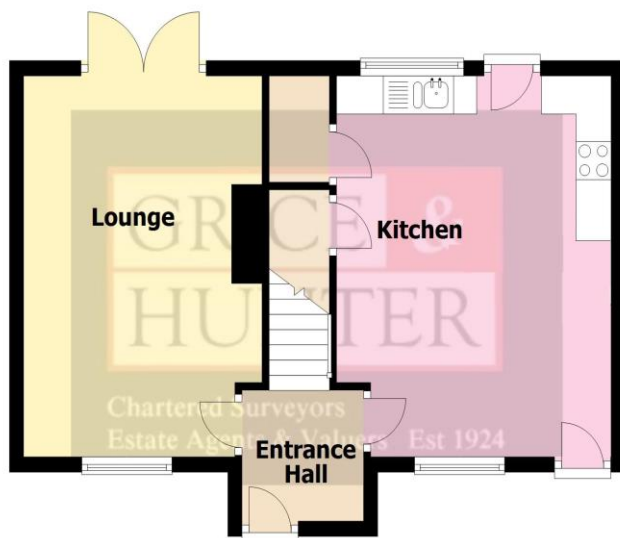
Strictly by prior appointment through Grice & Hunter 01427 873684



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
		
www.epc4u.com		

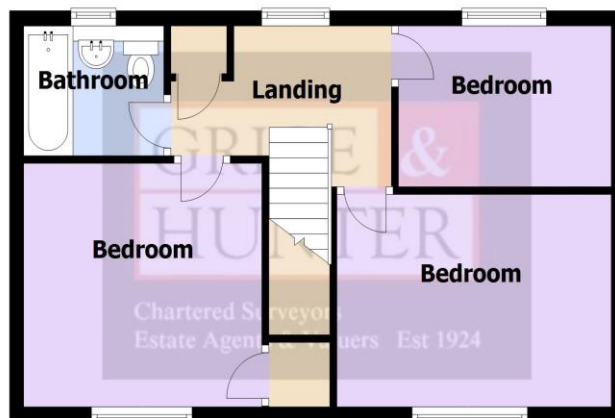
Ground Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 85.1 sq. metres (915.9 sq. feet)

All measurements are approximate
UK Property Services & Floor Plans Ltd
Plan produced using PlanUp.

8 Crowland Road

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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.

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