

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



2 Justice Hall Court, Crowle, DN17 4NG

- Delightfully presented 3 Bedroom Semi-Detached House in courtyard setting convenient for central Crowle • Superb Dining Kitchen • Attractive Lounge • Superior Remodelled Bathroom • Gas central heating • PVCu Double Glazing • Double Width Driveway Parking •



£197,500



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)

Ground floor

ENTRANCE HALL with exterior composite door and vertical radiator.

LOUNGE (4.11m average x 3.46m) with front facing PVCu double glazed bay window and radiator

IMPRESSIVE DINING KITCHEN (5.28m x 3.48m) including extensive contemporary range of fittings with dining island having pop up socket, additional separate breakfast table, cabinets, larder unit and 1 ½ bowl sink. Integrated dishwasher, washing machine, fridge and freezer, 4 ring gas hob with extractor fan over, electric oven and microwave. Radiator, rear facing PVCu double glazed window and patio doors to the rear garden.

First Floor

Landing

BEDROOM 1 (3.53m x 3.47m) with radiator and PVCu double glazed window.

BEDROOM 2 (3.40m x 2.36m) with radiator and PVCu double glazed window.

BEDROOM 3 (2.43m x 1.83m) with radiator, PVCu double glazed window, built in storage and shelving.

STUNNING BATHROOM (2.45m x 1.71m) including white suite, comprising P shaped bath with separate shower fitting, cabinet wash basin and toilet, matching wall cabinets, vertical radiator, motion sensor lighting, PVCu double glazed window.

OUTSIDE

Double width block paved forecourt parking to frontage. Enclosed rear garden with paved terrace, artificial lawn, fenced boundaries to all sides and timber garden shed.

SERVICES (not tested)

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

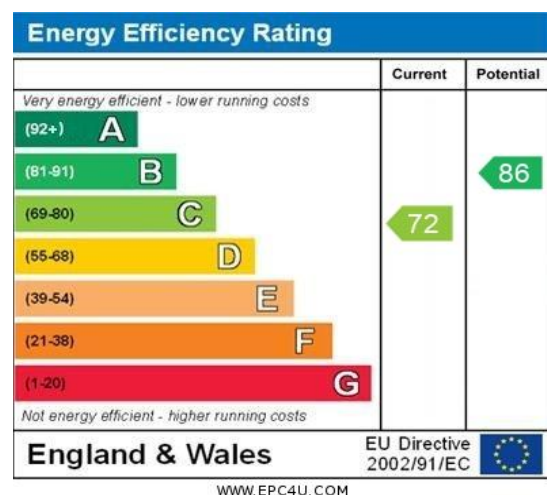
Band ‘A’ (on-line enquiry)

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684.





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Total Area: 78.5 m²

All measurements are approximate and for display purposes only. © The Square Space M2
www.thesquarespacem2.com

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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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