

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



33 The Slack, Crowle, DN17 4LZ

- Enlarged and extremely spacious • Semi detached bungalow with a roof space conversion • 2 Double Bedrooms • Lounge • Dining Room • Conservatory • Office/Bedroom 3 • Fitted Kitchen • Utility • Cloaks • Garage and off road parking •



£219,950



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 at Ealand 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, places of worship, public houses, wine bar, café and food outlets and 7 Lakes Country Park.

Accommodation (room sizes approx. only)

Ground Floor

Side ENTRANCE and RECEPTION with radiator and open plan approach to:-

DINING HALL (4.22m x 3.3m) with radiator and stairs leading off. PVC double glazed doors to the conservatory.

CONSERVATORY (3.63m x 2.85m) with PVCu double glazed doors to the rear garden terrace.

LOUNGE (5.57m x 3.3m) with polished marble fireplace having coal effect gas fire. Radiator, wall lights, front facing picture window and tv alcove with down lights.

KITCHEN (3.38m x 2.40m) extensive base and wall cupboards with work tops, double bowl stainless steel sink, integrated fan oven, 4 ring induction hob, built in dishwasher and fridge. Front and side facing windows.

UTILITY (2.23m x 1.42m) with work top, plumbing for washer, gas central heating boiler and space for free standing fridge/freezer.

CLOAKROOM including wc, cabinet wash basin and radiator.

OFFICE/BEDROOM 3 (2.70m x 2.70m) including fitted desk top, radiator and built in store cupboard.

Ground Floor BEDROOM 2 (3.65m x 2.75m) with radiator and free standing roll top bath. Rear garden view.

Spindled staircase to First Floor

LANDING with access to loft space and double glazed roof light.

BEDROOM 1 (3.2m x 4.0m) including extensive built-in wardrobes, radiator and fitted storage cupboard.

SHOWER ROOM (1.96m x 1.83m) having corner shower cubicle, storage cabinet, wash basin and wc. Towel radiator and double glazed roof light.

OUTSIDE

Pretty front garden with block paved driveway. Detached single GARAGE with electric door. South facing and fully enclosed rear garden with paved terrace adjoining the Conservatory.

Timber garden shed, outside light and water tap, etc.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating from modern boiler.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

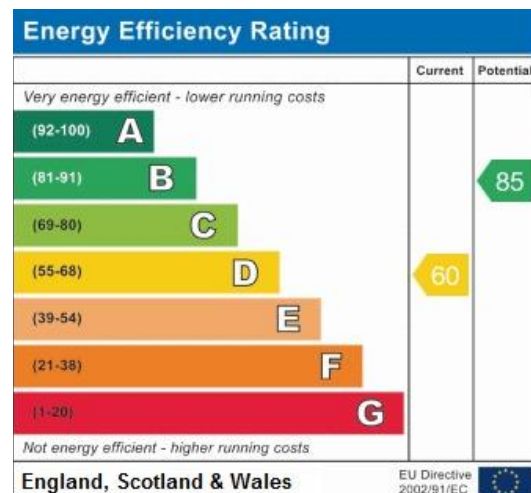
Band ‘B’ (on-line enquiry)

TENURE

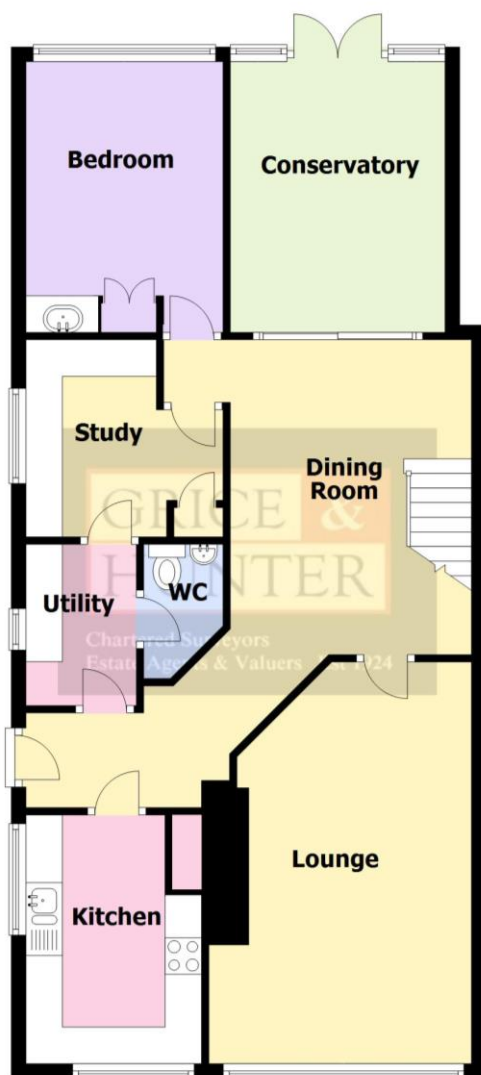
Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







First Floor
Approx. 27.2 sq. metres (292.6 sq. feet)



23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.