



52 Lindsey Drive, Crowle, DN17 4NY

- Detached 3 Bedroom (En-suite) Bungalow built in 2002 of larger than average proportions •
- Superior sized plot with extensive block paved parking • Delightful rear garden • PVCu Double Glazing and Gas Central Heating • Matching attached Garage • Extensive loft storage space • 'In & out' Driveway •

A modern bespoke built Detached Bungalow located in a nicely established residential area just off Mill Road and convenient for the excellent range of local facilities within Crowle. The spacious and well planned accommodation includes:-

- **Lounge**
- **Separate Dining Room**
- **Breakfast Kitchen**
- **Utility Room**
- **Main Bedroom with En-suite Shower Room**
- **2 further good sized bedrooms**
- **Bathroom with 4 piece suite.**

Accommodation (room sizes approx. only)

Entrance HALL with PVCu external door and radiator.

LOUNGE (4.55m x 3.89m) with front facing bay window, radiator, decorative fireplace with stone effect surround and coal effect gas fire (not tested), double doors to:-

DINING ROOM (3.30m x 3.87m) with radiator, PVCu double glazed patio doors to garden terrace.

BREAKFAST KITCHEN (5.11m x 2.66m) Fitted base and wall cabinets to two sides with extensive work tops, sink unit and breakfast bar. Integrated appliances including Neff built in double oven, fridge and 4 ring hob. Radiator and side facing window.

UTILITY ROOM (1.77m x 2.68m including cupboard) with radiator, counter top, exterior PVCu double glazed door and large boiler/airing cupboard with Vaillant boiler.

Inner HALL with radiator and ladder access to boarded loft storage space (including electric light)

BEDROOM 1 (4.0m x 3.47m) with radiator and front facing window.

EN-SUITE (2.43m x 0.94m) fully tiled to walls and including, shower cubicle, w.c and wash basin. Radiator.

BEDROOM 2 (4.18m x 3.12m) with radiator and rear garden view.

BEDROOM 3 (3.0m x 3.0m) with radiator.

BATHROOM (3.0m x 1.75m) fully tiled to walls and with 4 piece suite comprising bath, corner shower cubicle, wash basin and w.c. Radiator.

OUTSIDE

Fully block paved front garden with 'in and out' driveway and extensive parking space. Attached Brick **GARAGE** (5.8m x 3.3m) with roller door to front and side PVCu door to rear garden.

A particular feature of this property is the very good sized east facing garden to the rear of the bungalow. The garden is terraced, predominately lawned and includes extensive paved seating area next to the bungalow. To the far end of the garden there is an additional recessed area suitable for a garden shed etc.

SERVICES (not tested)

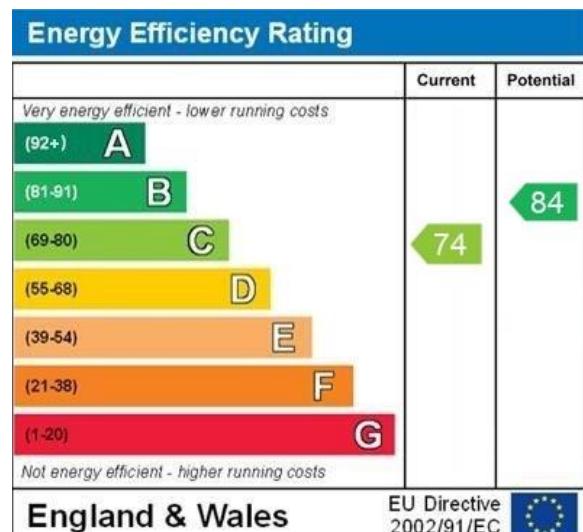
- Mains water, electricity, drainage and gas
- Gas central heating to radiators.
- Boiler fitted 2017

LOCAL AUTHORITY North Lincolnshire Council

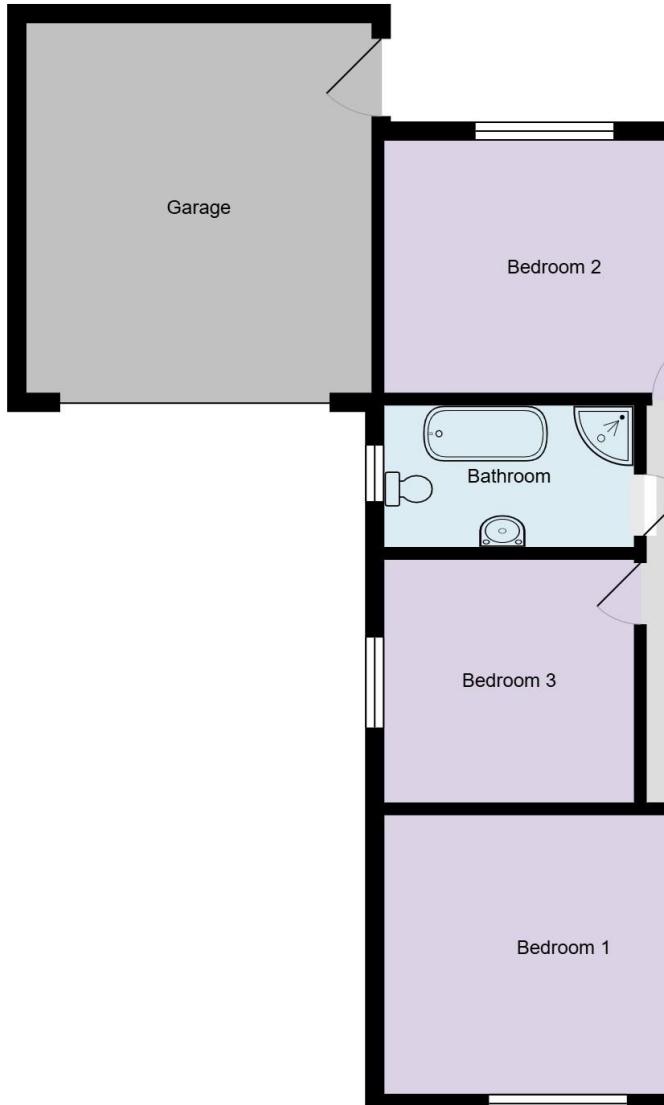
COUNCIL TAX Band 'D' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684







Display pur
w

**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 the employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.