

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



1 Marsh Road, Crowle, DN17 4EU

- An exceptionally large 3 Bedroom (En-Suite) semi detached NEW HOME • Gross external floor area of about 135m² • Outstanding Dining Kitchen • Ground floor cloaks (wc) • Dual colour cream/white PVCu Double Glazing • Gas Central Heating • Double width driveway parking •
- South facing rear garden •



£245,000 NO CHAIN

Energy rating

B

A brand new semi detached house of handsome bay window design and traditional brick and pantile construction. The property occupies an edge of town location near to open countryside yet convenient for the excellent range of local facilities available within Crowle.

The house also benefits from having been built under Surveyor's certification. The excellent sized accommodation is arranged as follows:

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with panelled composite front door. Radiator, understairs area and wood laminate flooring.

CLOAKROOM with wc, wash basin, tiled radiator and wood laminate flooring.

DINING KITCHEN (6.15m x 4.0m) stylish mustard units including stainless steel sink, integrated electric oven and 4 ring induction hob, built in dishwasher, fridge/freezer and washer. Counter tops, base and wall cabinets. Radiator, inset ceiling lights and patio doors to rear garden. Wood laminate flooring.

First Floor

LANDING with radiator and storage cupboard.

BEDROOM 1 (4.76m x 4.0m) with radiator.

EN-SUITE SHOWER ROOM (2.0m max x 1.46m) with shower cubicle, wc and wash basin.

BEDROOM 2 (4.0m x 3.42m) with radiator and recess for built-in wardrobe.

BEDROOM 3 (2.80m x 2.6m) with radiator.

BATHROOM (2.17m x 7.94m) including shower/bath fitting, cabinet wash basin and wc. Towel radiator.

OUTSIDE

Brick paved off road parking with space for 2 cars.

Side gated access to enclosed south facing rear garden with terrace adjoining the house patio doors

SERVICES (not tested)

All mains services

Gas central heating

LOCAL AUTHORITY

North Lincolnshire Council

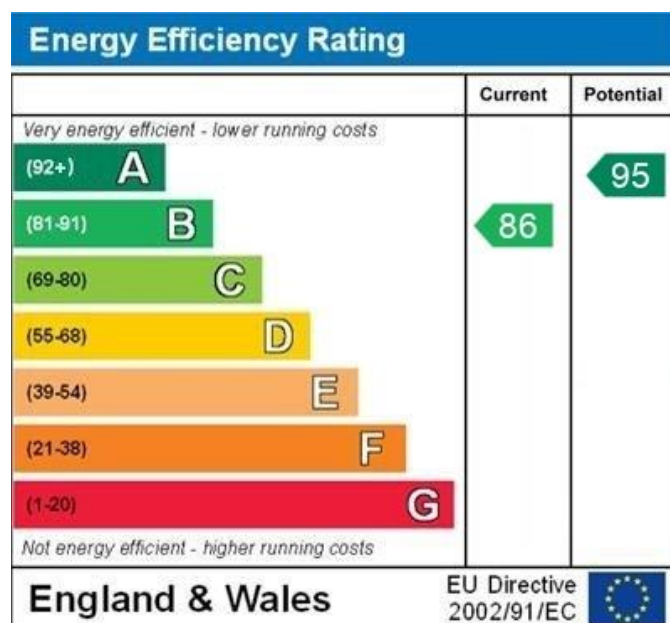
COUNCIL TAX Not yet assessed

TENURE Freehold.

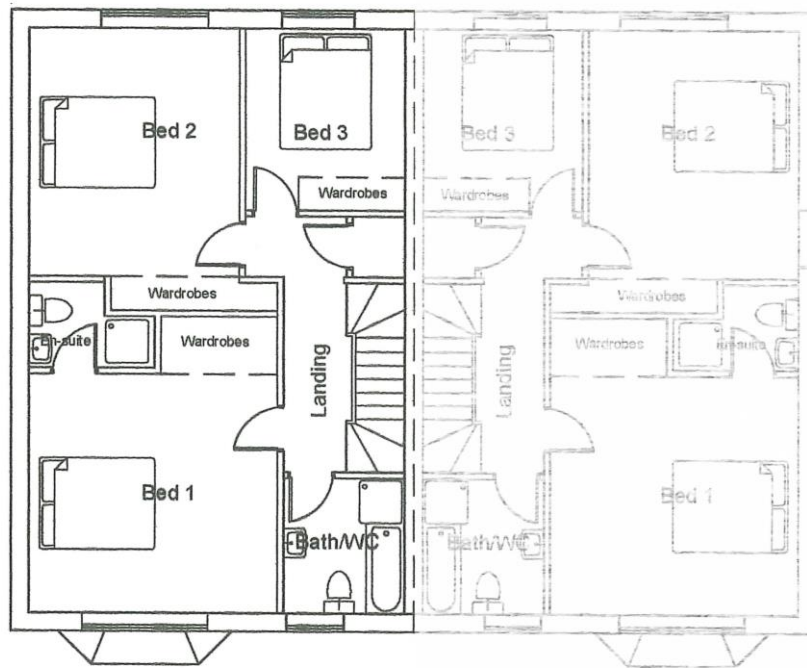
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

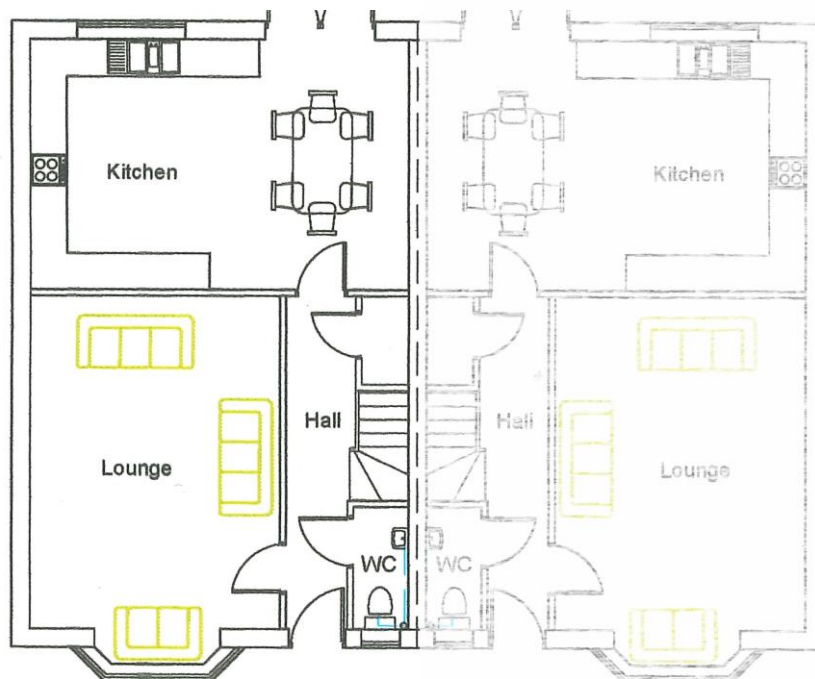
PLANS Theses are provided for indicative illustration purposes only.







First Floor



Ground Floor

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