

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

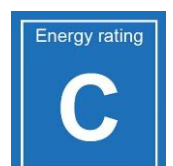


56 Godnow Road, Crowle, DN17 4EA

- Truly individual, medium size, 3 BED – En Suite detached Bungalow in mature setting
- Refreshed – Restyled – Superbly appointed
- Garage + multi car parking
- Low maintenance gardens, very private at rear
- Gas central heating
- PVC double glazing



£269,950 NO CHAIN



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)

Front Entrance with stylish composite front door to :-

HALL radiator, multi down lights, smoke alarm, access to roof space, coving, deep **Hall cupboard** and ‘limed oak’ effect laminate flooring extending to :-

LOUNGE (4.4m x 4m) double aspect window outlooks (with blinds) radiator and wall mounted tv provision.

KITCHEN / DINER (4m x 3.5m) ‘limed oak’ effect flooring, complimentary to newly restyled units and co-ordinated counters and upstands and featuring 1 1/2 bowl resin sink (with mixer tap) dish washer, auto washer, ceramic induction hob, canopied fan, eye level fan oven, integrated fridge and freezer, cupboards, cabinets, deep drawers, concealed central heating boiler etc. Radiator, rear garden outlook (with blind) and quality composite back door.

SHOWER ROOM (2m x 2.5m) superbly re styled with quality finishes and including towel radiator, fan, large shower cubicle (with hand spray) extensive vanity and shower storage with integrated wc + moulded wash basin, full height mirror, down lights etc.

Front BEDROOM 1 (3.6m x 3.4m) with window blind, extensive free-standing Ladies & Gents wardrobe unit, radiator, tv provision and En Suite leading off with double size cubicle and

shower, wc, wash basin in vanity unit, mirrored cabinet, radiator, fan and serviceable décor.

Double BEDROOM 2 (2.7m x 3.5m) rear garden view (and blind) radiator, free standing substantial Ladies & Gents wardrobe unit.

Large BEDROOM 3 (2.3m x 4m) side facing (with blind) radiator, and free standing substantial Ladies and Gents wardrobe unit.

OUTSIDE Excellent landscaped and mature plot with deep front lawned garden with sun terrace, car parking, walled frontage, outside light, power points and seasonal plantings, side parking court and rear private enclosed court yard garden with low maintained paved terrace, artificial grass, water tap, outside lighting, Summer house/shed and personal door to **GARAGE** with light, power and driveway parking in front. All round access, concealed bins storage etc.

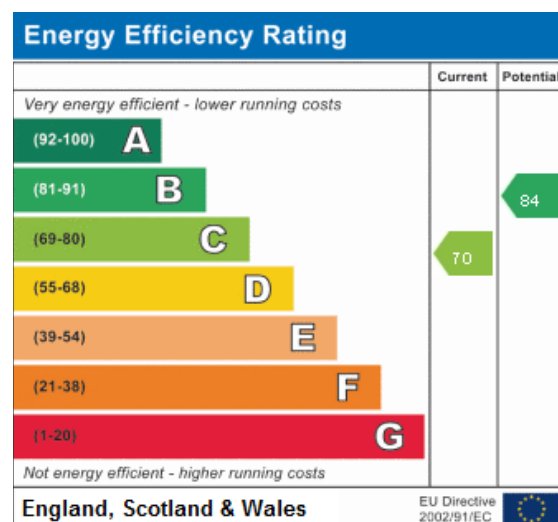
SERVICES (not tested) All mains services Gas central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

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

TENURE Freehold.

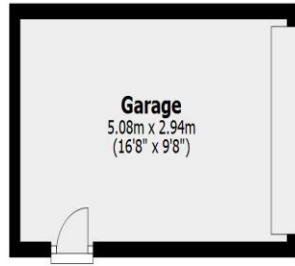
VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 95.5 sq. metres (1028.1 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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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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