

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Oak Tree Walk, Crowle, DN17 4GE

- A seriously impressive Detached House presented to 'show home' standard
- Upgraded Kitchen and Bathroom fittings
- Stylish contemporary decor throughout
- 4 Bedrooms (1 x En-Suite)
- Fitted wardrobes to all Bedrooms
- Private rear garden with open aspect
- Conservatory addition
- Dual width driveway
- Gas central heating
- PVCu double glazing
- Highly recommended



£299,950



A modern detached family house which has been restyled to an exacting standard. The outstanding living space includes:-

- Spacious through Lounge and Dining Room
- Adaptable combined Kitchen/Diner with white/copper units
- Ground Floor Cloakroom
- Conservatory and private rear garden
- Main Bedroom with En-Suite Shower Room
- 3 further Bedrooms
- Fitted wardrobes to all Bedrooms
- Attractive Bathroom
- Backing on to open fields to the rear.

Accommodation (room sizes approx. only)

Ground Floor

OPEN PORCH

ENTRANCE HALL with modern composite front door and radiator.

LOUNGE/DINING ROOM (7.40m x 3.30m) a through room with feature panelling to one wall, decorative chimney breast with inset electric fire and tv hung. Laminate flooring to dining area, 2 radiators and PVCu double glazed patio doors to Conservatory.

Combined KITCHEN/DINER (3.78m x 2.55m plus 5.0m x 2.70m) with stylish white and copper cabinets including base and wall cupboards, single drainer sink, built in double oven and 4 ring gas hob, tiled flooring, breakfast bar, integrated washer, dishwasher, freezer, space for freestanding fridge. Built in cloaks cupboard, radiator, rear garden outlook and external door.

CLOAKROOM with black and white brick tiling to walls, wc, wash basin, radiator and tiled flooring.

CONSERVATORY (3.50m x 3.0m) being PVCu double glazed with electric radiator, laminate flooring and exterior door to rear garden.

First Floor

LANDING

MAIN BEDROOM (4.17m x 3.32m) with radiator and modern built in wardrobes.

EN-SUITE (1.9m x 1.7m) fully tiled and with corner shower cubicle, cabinet wash basin and wc. Tiled flooring and towel radiator.

BEDROOM 2 (3.6m x 2.83m) with radiator, built-in wardrobes and storage cupboards.

BEDROOM 3 (2.83m x 2.19m) with radiator, built-in wardrobe and rear garden outlook with open field beyond.

BEDROOM 4 (2.62m x 1.73m) with radiator, full length built-in wardrobes and rear garden outlook with open field beyond.

BATHROOM (1.85m x 1.67m) impressive grey tiling to walls complementing the shower/bath with rain head fitting, cabinet wash basin and wc. Tiled flooring and towel radiator.

OUTSIDE

Front garden with double width driveway, lawn and gated access to both sides of the house.

Private and enclosed rear garden with artificial turf, timber decking, timber hot tub summer house (4.6m x 2.3m) and timber garden shed.

SERVICES (not tested)

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

LOCAL AUTHORITY

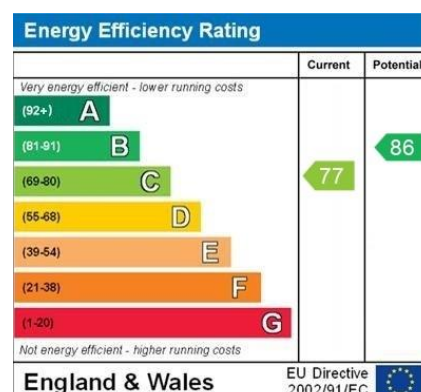
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





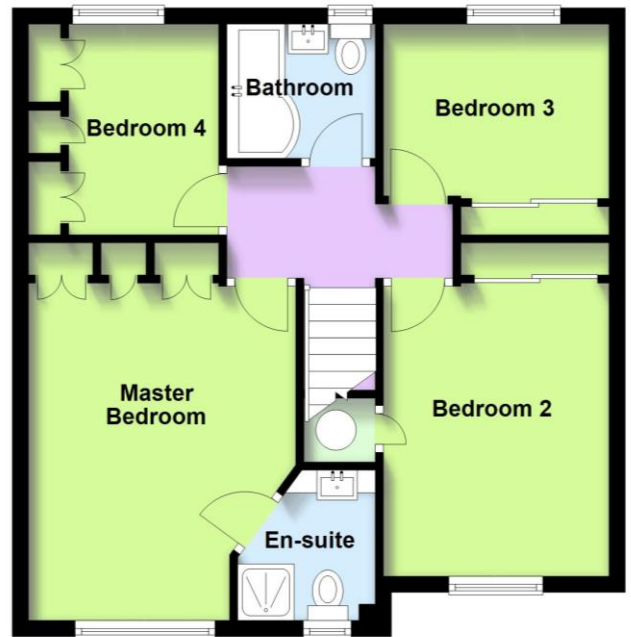
Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 118.7 sq. metres (1277.2 sq. feet)

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