

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

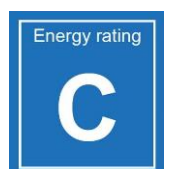


35 The Slack, Crowle, DN17 4LZ

- A very good sized 3 Bedroom Semi-Detached Bungalow • Wide frontage plot with ample parking • South facing rear garden • Conservatory extension • Gas Central Heating and PVC Double Glazing • Garage • Well regarded residential area convenient for central Crowle •



£215,000 NO CHAIN



A popular style of Semi Detached Bungalow with extended, surprisingly spacious, and well kept accommodation including:

- Generous sized Kitchen
- Lounge with modern decorative fireplace
- Dining Hall leading to Conservatory
- 2 ground floor Bedrooms
- Ground floor Shower Room
- First floor Bedroom

Accommodation (room sizes approx. only)

Ground Floor

KITCHEN (4.66m x 2.38m) having base and wall cabinets, counter top lighting, 1 ½ stainless steel sink, integral oven and 4 ring gas hob with extractor fan over. Provision for washer, dishwasher and space for fridge. Radiator and tiled flooring. PVCu exterior door.

LOUNGE (5.62m x 3.62m) with front facing bay window, modern decorative fire place with fan assisted coal effect electric fire. 2 radiators.

DINING HALL (4.20m x 2.35m) with radiator and staircase off. PVCu double glazed doors to the conservatory.

CONSERVATORY (3.63m x 2.85m) being PVCu double glazed with exterior doors to the rear garden. Radiator and laminate flooring.

Inner HALL with radiator.

BEDROOM 1 (3.83m, including wardrobe, x 3.17m). Full length fitted wardrobes with shelving, storage space and tv aerial point.

BEDROOM 3 (2.70m x 2.92m) fitted wardrobes with storage cupboards over, adjacent storage/boiler cupboard with Vailant boiler.

SHOWER ROOM (2.00m x 1.67m) being fully tiled to walls and including corner shower cubicle, pedestal wash basin and toilet, tiled flooring and extractor fan.

Spindled staircase to First Floor

LANDING with radiator and access to eaves storage space to front and rear with electric light.

BEDROOM 2 (4.15m x 3.42m) double fitted wardrobes with storage cupboards over and bed head recess. Radiator.

OUTSIDE

Wide frontage garden wall and fence enclosed and including block paved driveway to detached brick **GARAGE** (5.70m x 2.45m) with electric light and power, outside lighting and water tap. Gated access to rear garden which is fully enclosed and designed for easy maintenance being mainly paved with extensive seating area.

Timber garden shed, power and water tap.

SERVICES

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

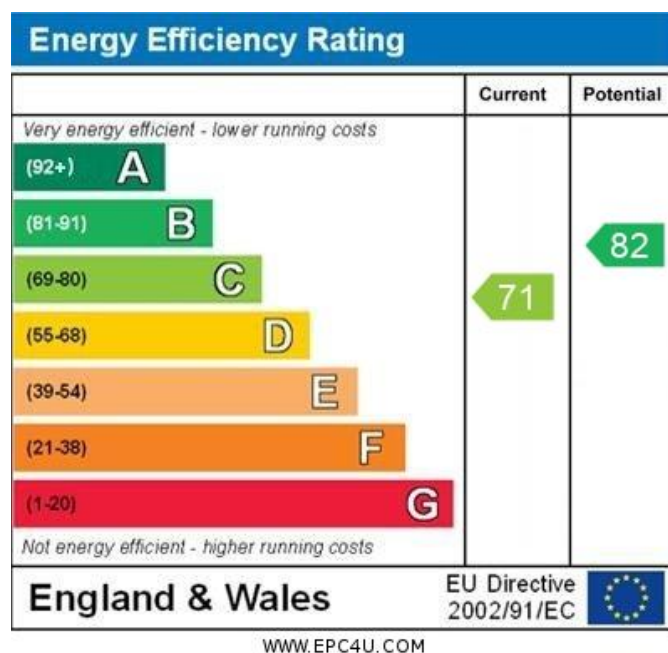
Band 'B' (on-line enquiry)

TENURE

Freehold assumed

VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





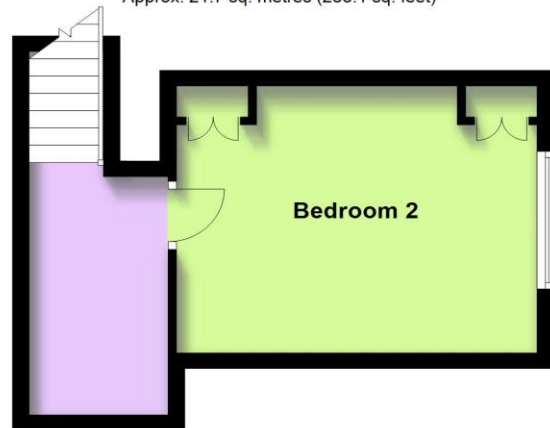
Ground Floor

Approx. 97.4 sq. metres (1048.6 sq. feet)



Room in Roof

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 119.1 sq. metres (1281.7 sq. feet)

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