

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



2 Justice Hall Lane, Crowle, DN17 4NF

• An immaculately maintained and extended Detached Bungalow • 3 Bedrooms including En-suite • Modern Kitchen fittings • Conservatory • Gas Central Heating and PVC Double Glazing • Large Garage/Workshop • Convenient for the centre of Crowle and excellent local facilities •



£269,500



A popular style of Detached Bungalow occupying a central non-estate location with this very well served rural town. The extremely well maintained and extended bungalow includes:

- Pleasant dual aspect Lounge
- Modern Kitchen
- 3 Double Bedrooms
- Main Bedroom with En-Suite
- Conservatory
- Bathroom including shower
- Garage/Workshop reroofed in 2025
- Ample parking with twin driveway.

ACCOMMODATION (room sizes approx. only)

Central RECEPTION HALL with composite front door, covered radiator and access to loft. Inner Hall with storage cupboard off.

LOUNGE (5.50m x 3.35m) a dual aspect room with front bow window, radiator and stone effect fireplace with coal effect gas fire.

Attractive KITCHEN (3.26m x 3.34m) including modern units with contrasting work tops and single bowl sink. Extensive base and wall storage cabinets, integrated oven and 4 ring hob. Plumbing for washer, space for fridge/freezer, radiator and stylish laminate flooring. Side door to:-

CONSERVATORY (6.28m x 1.90m) being PVCu double glazed with exterior door to front driveway, exterior door to the rear garden and interior door to:

BEDROOM 1 (5.29m x 2.37m) with rear garden views and radiator.

EN-SUITE SHOWER ROOM (1.8m x 1.59m) fully mermaid boarding to walls and including shower cubicle, cabinet wash basin and toilet. Towel radiator and extractor fan.

BEDROOM 2 (4.15m x 2.78m) with radiator and rear garden outlook.

BEDROOM 3 (3.26m x 2.80m) with rear garden outlook and radiator.

BATHROOM (2.40m x 1.74m) mainly tiled to walls with bath having Triton shower over, cabinet wash basin and toilet. Towel radiator.

OUTSIDE

Walled frontage to Justice Hall Lane with two resin bonded driveways. Neat lawned front garden with colourful borders.

Main driveway leading to the:

Larger than average GARAGE (5.8m x 4.5m) with electric roller door, PVCu double glazed side window and door to rear garden. Electric, light and port, storage and work bench. Reroofed in 2025.

Second driveway with access to conservatory.

Enclosed and easily maintained rear garden.

SERVICES

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

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX

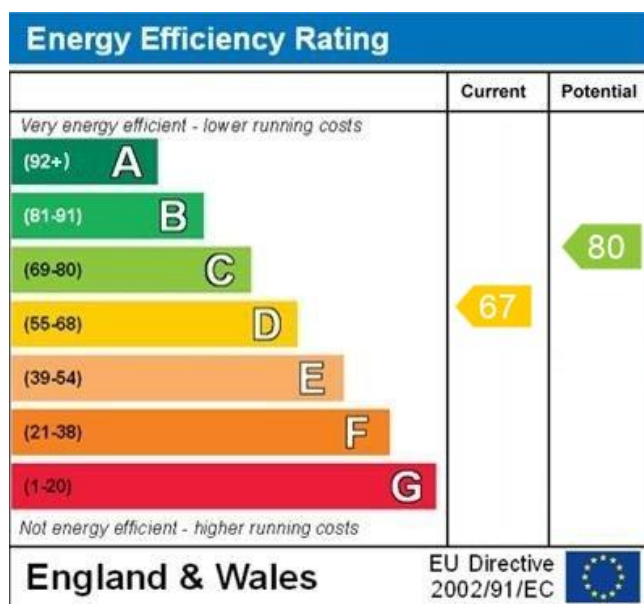
Band 'B' (on-line enquiry)

TENURE

Freehold assumed

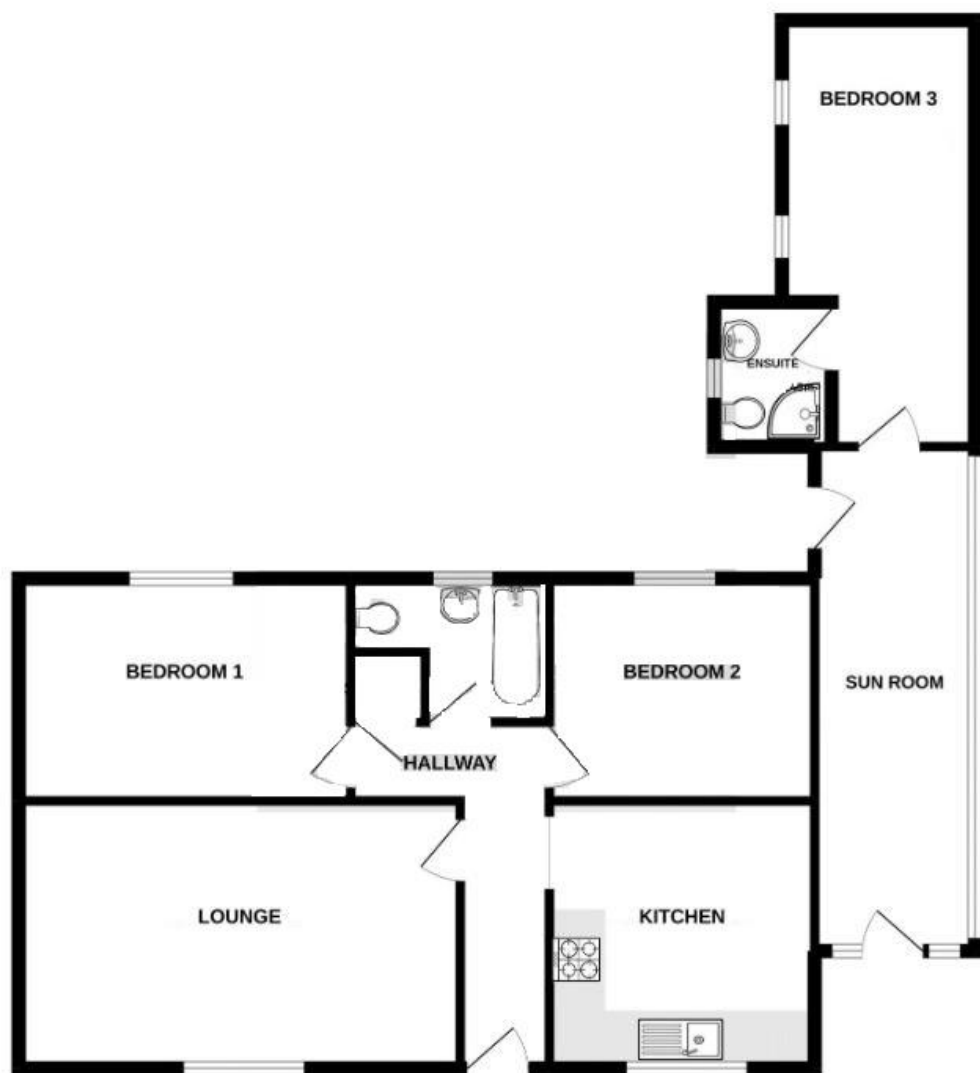
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



WWW.EPC4U.COM





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