

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## **15 The Slack, Crowle, DN17 4LZ**

- A popular style of 2 Bedroom Semi-Detached Bungalow • Good sized Conservatory extension • Generous Lounge with wood burning stove • Gas Central Heating •
- PVC Double Glazing • Low maintenance gardens • Garage (fronting Cross Slack)



**£175,000 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. There is a local Railway Station at Ealand and access to the M180 (J2) motorway network is only 3 miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, library, leisure centre with swimming pool, recreational activities, places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park

**ENTRANCE HALL** with PVCu external door to side, radiator, airing cupboard and laminate flooring.

**LOUNGE** (5.32m x 3.32m) with front facing bay window, radiator, wood burning stove on tiled hearth and laminate flooring.

**KITCHEN** (3.3m x 2.85m) extensively fitted with built in appliances, including double oven, 4 ring hob with extractor fan over. Base and wall storage cabinets, 1 ½ bowl resin sink, space for washer, dishwasher and fridge/freezer. Tile effect laminate flooring and front outlook.

**BEDROOM 1** (3.75m x 3.27m) with radiator.

**BEDROOM 2** (2.42m x 2.86m) with radiator, laminate flooring and PVC double door to:-

**CONSERVATORY** (4.1m x 2.95m) being PVCu double glazed with double doors to rear garden. Radiator.

**BATHROOM** (2.2m x 1.66m) fully tiled to walls and including bath with Triton shower over, cabinet wash basin and toilet. Tiled flooring and radiator.

## OUTSIDE

Low maintenance front garden to The Slack with pedestrian access to the side entrance door. Pathway to the rear courtyard garden also of low maintenance. Rear pedestrian access leading to the semi-detached brick and tiled **GARAGE** (5.00m x 2.5m) with light and power. Driveway parking to Cross Slack frontage.

## SERVICES

Mains water, electricity, drainage and gas. Gas central heating.

## LOCAL AUTHORITY

North Lincolnshire Council

## COUNCIL TAX

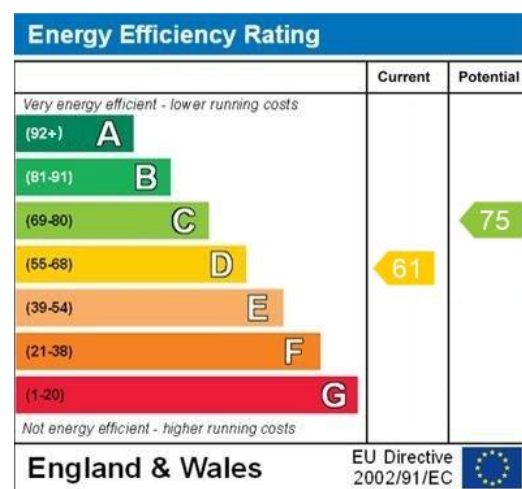
Band 'B' (on-line enquiry)

## TENURE

Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



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## Ground Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

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Near Doncaster DN9 1EP  
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