

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



24 Donville Road, Eastoft, DN17 4PS

- A very nicely updated 3 Bedroom Semi Detached House • New windows and doors • New Dining Kitchen • New Bathroom • Separate Utility Room • Ground Floor Cloaks (wc) • Attractive decorations throughout • Extensive off street parking • Highly recommended •



£184,950



A highly impressive Semi Detached House which has been subject to tasteful and comprehensive modernisation to include:

- Reception Hall with modern composite door
- Refitted Dining Kitchen with island unit
- Large separate Utility with Cloakroom
- Replacement PVCu Double Glazing
- Refitted Kitchen
- Driveway parking

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL modern composite external door, radiator, modern vinyl tile flooring extending through into the Kitchen and Utility. Staircase leading off with understairs cloaks cupboard.

LOUNGE (3.8m x 3.82m) Wall mounted electric feature fireplace, radiator and front facing PVCu double glazed window.

KITCHEN (3.8m x 3.0m + 2.0m x 1.75m) excellent modern kitchen in contemporary grey with contrasting worktops including extensive base and wall storage cabinets, matching dining island, broom and larder cupboards, integral appliances including single oven, hob, wine fridge and fridge freezer. Resin sink with mono black tap, vertical radiator, rear facing window and PVCu patio doors to garden.

UTILITY (3.8m x 1.85m) including stainless steel sink, base and wall storage cabinets, worktops, plumbing for washer, radiator, oil central heating boiler and side facing PVCu double glazed window.

Rear LOBBY with CLOAKROOM off including toilet and external PVCu door.

First Floor

LANDING with PVCu double glazed window.

BEDROOM 1 (3.82m x 3.34m) with PVCu double glazed window and radiator. Modern full length free standing wardrobe.

BEDROOM 2 (3.82m x 3.0m) with PVCu double glazed window and radiator. Modern full length free standing wardrobe and dressing table.

BEDROOM 3 (2.72m x 2.40m) PVCu double glazed window, radiator and built in storage cupboard.

BATHROOM (1.92m x 1.70m) with modern suite including bath with shower over, cabinet wash basin and w.c. Radiator, airing cupboard and aqua boarded walls.

OUTSIDE

Front garden with driveway access and having extensive off street parking. Shared pedestrian access to rear garden being fully enclosed and including easily managed lawn, paved patio adjoining the house. Outdoor kitchen bbq area. Two timber sheds.

SERVICES (not tested)

- Mains water, electricity and drainage.
- Oil central heating to radiators.

LOCAL AUTHORITY

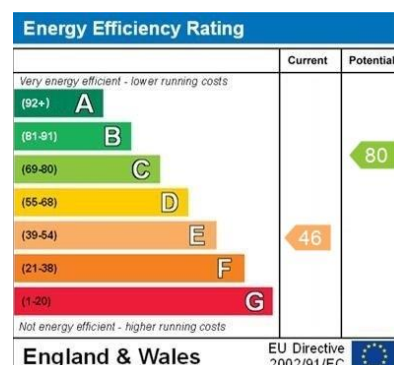
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





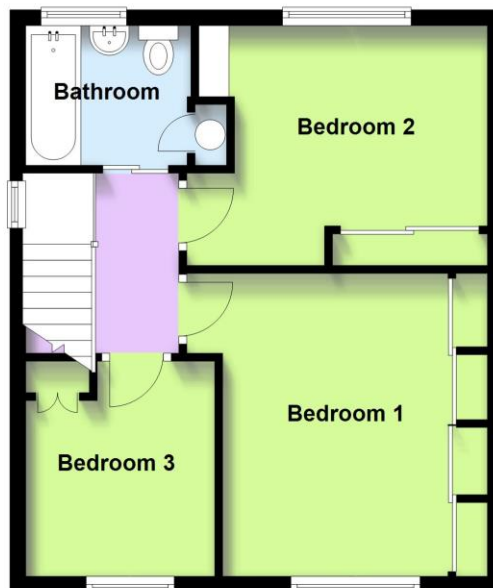
Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)

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