

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Isle Close, Crowle, DN17 4NR

• A most excellent Detached Bungalow with spacious and superbly presented accommodation • 3 Bedrooms • En-Suite Shower Room • Large Reception Room • Dining/Garden Room and Conservatory addition • Gas Central Heating • PVCu Double Glazing • Detached Double Garage • Excellent south facing rear garden • Highly recommended • Well regarded settings •



£349,950



A deceptively large and popular style of Detached Bungalow situated in a favoured residential development convenient for the excellent range of local facilities within Crowle. The property offers well proportioned accommodation which has been maintained to a high standard throughout. The property includes:

- Magnificent main Reception Room with open fire
- Garden or separate Dining room
- PVCu Conservatory
- Kitchen with island unit
- Cloakroom
- Main Bedroom with En-Suite
- 2 further Bedrooms
- Attractive family Bathroom
- Tastefully presented throughout

Accommodation (room sizes approx. only)

Side PORCH with PVCu double glazed window.

RECEPTION HALL with PVCu double glazed exterior door, radiator and built in shelved airing cupboard.

‘L’ shaped LOUNGE (5.19m x 4.0m plus 3.59m x 3.33m) open bespoke oak fireplace with mirrored over-mantel, 2 radiators, side facing PVCu double glazed windows and sliding patio doors to the:

Dining or GARDEN ROOM (4.66m x 3.29m) with rear facing PVCu double glazed window over looking the south facing garden, radiator and tiled flooring extending to the:

PVCu CONSERVATORY (3.59m x 2.80m) with tiled flooring and exterior doors to the garden. Vertical radiator and internal door to the Kitchen. Floor tiling extending into the:

Retro style KITCHEN (5.79m x 3.33m max x 2.34m minimum) with pastel coloured base and wall cabinets with contrasting work tops, integrated double oven, 4 ring gas hob, plumbing for dishwasher, integral freezer, space for fridge, island unit with carrousel, radiator and side facing PVCu double glazed window.

CLOAKROOM (2.0m x 0.85m) fully tiled to walls with toilet, wash basin and gas central heating boiler.

BEDROOM 1 (3.43m x 2.39m excluding wardrobes) with built in double wardrobes, radiator and front facing PVCu double glazed window.

EN-SUITE (2.39m x 0.89m) fully tiled with shower cubicle, cabinet wash basin and toilet.

BEDROOM 2 (3.64m x 2.77m) with radiator, built in wardrobe and side facing PVCu double glazed window.

BEDROOM 3 (3.89m x 2.58m) with radiator and front facing PVCu double glazed window.

BATHROOM (2.52m x 2.52m) with white and Cornish slate tiling to walls, large walk in shower cubicle, cabinet wash basin and toilet with storage space, towel radiator, cupboard with plumbing for washer and dryer, side facing PVCu double glazed window and Cornish slate tiled floor.

OUTSIDE

Front garden with driveway access and parking space leading to the:

Detached Double Brick and Tiled **GARAGE** (5.6m x 5.0m) with two up and over doors, side door to garden, PVCu double glazed window, light and power.

Larger than average south facing garden being fully fence enclosed. Please note that the summer house is not included in the sale.

SERVICES (not tested)

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

LOCAL AUTHORITY

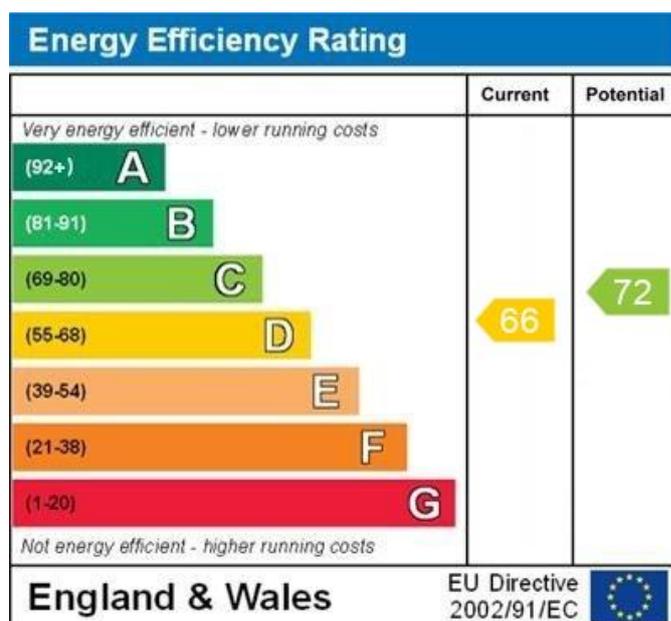
North Lincolnshire Council

COUNCIL TAX Band ‘D’ (on-line enquiry)

TENURE Freehold.

VIEWING

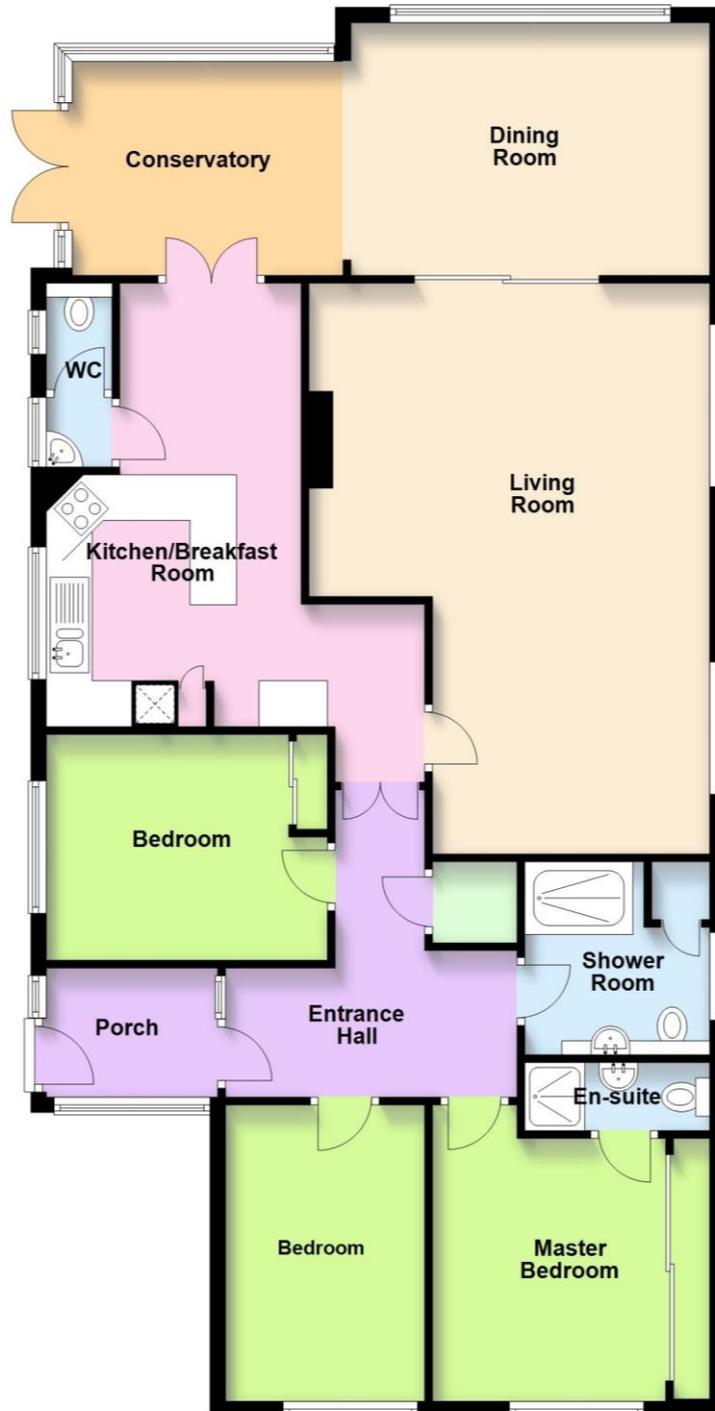
Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 142.4 sq. metres (1532.5 sq. feet)



Total area: approx. 142.4 sq. metres (1532.5 sq. feet)

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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.

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