

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



21a Wharf Road, Crowle, DN17 4HS

- A highly impressive 3 Bedroom (En-Suite) Detached Bungalow • Low maintenance gardens •
- Pristinely presented throughout • PVCu Double Glazing • Gas Central Heating • Lounge with wood burning stove • Fabulous Bathroom • Kitchen with integrated appliances • Secluded setting off Wharf Road • Convenient for excellent range of local facilities •



£310,000



DESCRIPTION

Enjoying a convenient location only a few minutes walk from the centre of Crowle the bungalow is accessed from a private lane serving only two other properties.

The bungalow offers surprisingly good sized accommodation with pleasant neutral decorative finishes and boasts an exceptional level of maintenance throughout.

Accommodation (room sizes approx. only)

ENTRANCE PORCH with PVCu double glazed exterior door and inner door to:

CENTRAL HALLWAY having radiator and PVCu double glazed door to rear garden.

LOUNGE (5.6mx 3.93m) a through room with fireplace having a wood burning stove, 2 radiators.

KITCHEN (3.85m x 2.48m) elegantly fitted with smooth fronted cabinet doors, contrasting work tops, Neff 5 ring gas hob with extractor over, integrated Hoover video screen oven and vertical panel radiator.

UTILITY ROOM (2.45m x 1.4m) including matching wall cupboards and work top to the kitchen, plumbing for washer and dishwasher, space for fridge/freezer and PVCu double glazed exterior door.

MAIN BEDROOM (3.79m x 2.96m excluding wardrobes) with radiator, full length built-in wardrobes and garden view.

EN-SUITE (2.23m x 0.85m) fully tiled to walls and floor with 'wet-room' shower, wash basin and toilet. Towel radiator.

BEDROOM 2 (3.16m x 3.0m) with radiator.

BEDROOM 3/DINING ROOM (3.16m x 2.36m) with radiator.

BATHROOM (3.15m x 2.51m inc. shower) fully tiled to walls and floor with suite comprising bath having shower fitting, separate shower cubicle, toilet and cabinet wash basin. Radiator.

OUTSIDE

The property is approached from Wharf Road by a private lane and there is a gated driveway to the west of the bungalow.

The garden is designed for easy maintenance with paved terraces and seating areas.

Additional gated access to the frontage and modern summer house.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)

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