

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Park Lodge, 33 Wharf Road, Crowle, DN17 4HS

- An individual and spacious (approx. 150m²/1,615ft² of gross external floor area) 3 bedroomed Detached Bungalow • Occupying a generous sized plot which extends to approx. quarter of an acre •
- Substantial detached Garage • Within easy walking distance of the centre of Crowle • Double glazing • Oil fired central heating • Only 3 miles to junction 2 of the M180 •



£340,000 NO CHAIN



- An individual and spacious (approx. 150m²/1,615ft² of gross external floor area) 3 bedroomed detached bungalow
- Occupying a generous sized plot which extends to approx. quarter of an acre
- Substantial detached brick and tiled Double Garage
- Within easy walking distance of the centre of Crowle, which includes a range of the usual facilities
- Open rural views to the rear
- Double glazed and with oil fired central heating
- Only approx. 3 miles drive from Junction 2 of the M180

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE PORCH

ENTRANCE HALL with radiator.

LOUNGE (7.41m x 3.68m) with front bay window, recessed feature fireplace and two radiators.

DINING KITCHEN (4.4m x 4.2m) with large range of wall and base cupboard units (part with leaded glazing), one and a half bowl sink unit, work surfaces, plumbing for automatic washer and dishwasher. Built-in pantry, built in storage cupboard and one radiator.

UTILITY ROOM (4.4m x 2m) with timber panelling, base cupboards, work surfaces and PVCu door.

GARDEN ROOM (3.6mx 2m) with timber panelling, patio door and radiator.

BEDROOM 1 (3m x 3.1m) with range of fitted wardrobes and radiator.

BEDROOM 2 (3m x 3.1m) with range of fitted wardrobes and radiator.

BEDROOM 3 (3m x 2.77m) with radiator.

BATHROOM (2.6mx 2.2m) with bath, shower cubicle, wash basin and toilet. Two heated towel rails and underfloor heating.

OUTSIDE

The property occupies a generous sized plot, extending to approx. quarter of an acre.

Front lawned garden with driveway and extensive concreted car standing space.

Rear garden including tarmacadam surfaced area and lawn. Open rural views.

Substantial detached DOUBLE GARAGE (approx. 7m x 6m) with brick walls and dual pitched and concrete tiled roof. Electrically operated main front up and over door. Electric, light, power and water tap. The Garage also has an attached boiler room (oil fired boiler approx. 1 year old) and an external toilet.

SERVICES (not tested)

- Main waters, electricity and drainage.
- Oil fired 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

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



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