

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



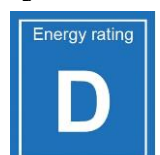
**8 Westbourne Drive, Crowle, DN17 4HX**  
**A 3 BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION**

**FOR SALE BY INFORMAL TENDER**

**Best offers to be received in writing by 12 noon Friday 24th July 2026**



**Guide Price £150,000 plus**



**Description**

A good sized detached bungalow occupying a larger than average plot. The property is in need of modernisation and improvement and currently includes

- 3 Double Bedrooms
- Large Dining Kitchen
- Lounge
- Bathroom and separate toilet
- Oil central heating
- PVCu Double glazing
- Garage
- Plot of about 0.25 acre (1,000m2)

**Accommodation (room sizes approx. only)**

**Entrance HALL** with PVCu exterior door and radiator.

**LOUNGE** (4.66m x 4.50m) with front and side facing PVCu double glazed windows, two radiators and full width stone fireplace feature.

**DINING KITCHEN** (6.66m x 3.58m) fitted base and wall cabinets, 1 ½ bowl sink, plumbing for washer, space for fridge etc. Radiator, rear and side PVCu double glazed windows and exterior PVCu door facing.

**BEDROOM 1** (3.90m x 2.70m) with radiator and rear facing PVCu double glazed window.

**BEDROOM 2** (3.58m x 2.75m) with radiator, built in wardrobes and front facing PVCu double glazed window.

**BEDROOM 3** (2.72m x 2.72m) with radiator and rear facing PVCu double glazed window.

**BATHROOM** (2.70m x 1.70m) with radiator, bath, wash basin, shower cubicle and PVCu double glazed window.

**SEPARATE TOILET**

**OUTSIDE**

The bungalow occupies a good sized plot extending to about 0.25 acre and is of larger than average width. The main driveway leads to the integral single garage including oil central heating boiler and access to boarded loft storage space.

There is a second driveway entrance to the western side of the plot, although there is no drop kerb to the road frontage. Good-sized rear garden in which is located a high voltage electricity pylon.

**SERVICES (not tested)**

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

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band ‘C’ (on-line enquiry)

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

**TENURE** Freehold.

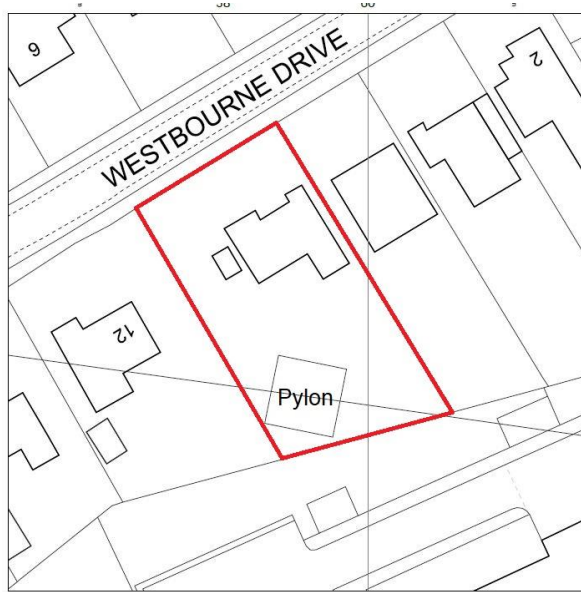
**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684

**METHOD OF SALE**

The property is offered for sale by Informal Tender.

- Submit all offers in writing in a sealed envelope – clearly marked with the property’s address. – using the attached tender form.
- The offer is to be submitted subject to contract only.
- Any offers sent by facsimile or email will not be considered.
- The vendor reserves the right not to accept the highest or any offer made.
- The offer submitted must be a simple final offer. It must not include terminology offering to bid a certain sum above another party’s offer, etc.
- No claims for dilapidations, deterioration or any other offset will be accepted or allowances made.
- The closing date for tenders is 12 noon Friday 24<sup>th</sup> July 2026. All tenders to be sent to Grice and Hunter, 23 High Street, Epworth, DN9 1EP.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

Approx. 110.8 sq. metres (1192.6 sq. feet)



**TENDER FORM  
SUBJECT TO CONTRACT**

I/We (Full name and address of purchaser(s)).....  
.....  
.....  
Tel. No:.....  
Email:.....

Offer the following for the land at 8 Westbourne Drive, Crowle .£.....

**Funding**

1. \*I am/We are cash buyers.
2. \*Finance will be via borrowing from:

Name and Address of Bankers:

.....  
.....  
.....

3. \*My/Our tender \*is/is not dependent on the sale of other property  
*\*Delete as appropriate.*

The name and address of my/our Solicitors are:

.....  
.....  
.....

Signed.....Date.....

**TO BE RETURNED TO GRICE AND HUNTER  
23 HIGH STREET  
EPWORTH  
DONCASTER  
DN9 1EP**

**By 12 noon Friday 24<sup>th</sup> July 2026**

**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

**Consumer Protection Regulations**

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
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.

**Misrepresentation**

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.