



## 81 Lindsey Drive, Crowle

£330,000 Freehold

AN OUTSTANDING MODERN DETACHED HOUSE • IMMACULATEDLY PRESENTED THROUGHOUT • 2 FINE RECEPTION ROOMS & REAR CONSERVATORY • ATTRACTIVE FINISHED BEDROOMS WITH 2 EN-SUITES • FRONT DRIVEWAY & GARAGE • REAR GARDEN • HIGHLY DESIRABLE EDGE OF TOWN CENTRE • VIEW



**paul fox**  
the family estate agents

Immaculate 4-bed detached home with 2 en-suites, 3 receptions, conservatory, landscaped SW garden, garage, parking, uPVC windows, and gas heating in a sought-after area.

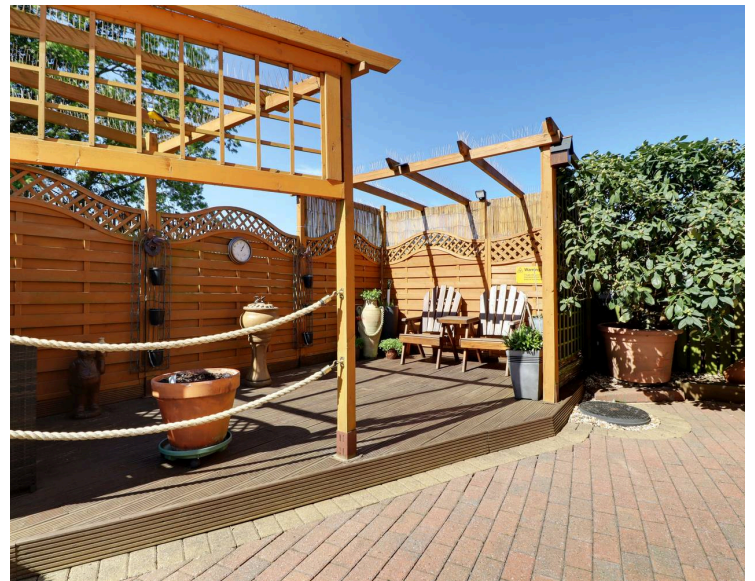
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- AN OUTSTANDING MODERN DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- 2 FINE RECEPTION ROOMS & REAR CONSERVATORY
- ATTRACTIVE FITTED DINING KITCHEN & UTILITY ROOM
- 4 BEDROOMS WITH 2 EN-SUITES
- FRONT DRIVEWAY & GARAGING
- PRIVATE SOUTH WESTERLY FACING REAR GARDEN
- HIGHLY DESIRABLE EDGE OF TOWN CENTRE
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





### Central Reception Hallway

8' 2" x 10' 11" (2.50m x 3.32m)

Has a composite double glazed entrance with inst patterned leaded glazing, attractive tiled flooring, return staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, wall mounted Honeywell thermostatic control for the central heating and doors to;

### Cloakroom

3' 3" x 6' 3" (1.00m x 1.90m)

Front uPVC double glazed and leaded window with patterned glazing providing a modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash backs and tiled flooring.

### Pleasant Front Lounge

10' 10" x 17' 5" (3.29m x 5.32m)

Plus a broad projecting front uPVC double glazed and leaded bay window, attractive tiled flooring, wall to ceiling coving, TV point, handsome marbled fireplace with central electric fire and internal French glazed doors leads through to;



### **Formal Dining Room**

9' 3" x 10' 10" (2.82m x 3.30m)

With continuation of tiled flooring, doors through to the kitchen, wall to ceiling coving and internal uPVC double glazed French doors leads through to;

### **Conservatory**

8' 8" x 8' 8" (2.65m x 2.65m)

With dwarf walling, surrounding uPVC double glazed window, rear French doors leading to the rear garden, hipped and pitched roof with fitted blinds and tiled flooring.

### **Kitchen**

12' 10" x 10' 10" (3.92m x 3.30m)

With rear uPVC double glazed window. The kitchen enjoys an extensive range of light wooden effect furniture with a complementary patterned worktop with tiled splash backs that incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, plumbing for a dishwasher, tiled flooring, understairs storage cupboard and doors to;

### **Utility Room**

5' 9" x 6' 9" (1.75m x 2.05m)

With a rear composite double glazed entrance door with patterned glazing, attractive shaker style furniture finished in an Old English White with a complementary patterned worktop with tiled splash back incorporates a sink unit with drainer to the side and block mixer tap, wall mounted programmer for the central heating, continuation of tiled flooring from the kitchen and doors through to the garage.

### **First Floor Central Landing**

8' 4" x 10' 4" (2.55m x 3.15m)

Front uPVC double glazed and leaded window, continuation of open spell balustrading, loft access, built-in airing cupboard with cylinder tank and doors off to;

### **Master Bedroom 1**

10' 11" x 15' 2" (3.33m x 4.62m)

Front uPVC double glazed and leaded window, attractive fitted bank of wardrobes and doors through to;

### **Modern En-Suite Shower Room**

7' 9" x 4' 11" (2.37m x 1.50m)

Side uPVC double glazed with inset patterned glazing, modern suite in white comprising a low flush WC, vanity wash hand basin with mirrored cabinet above, walk-in shower cubicle with mains shower and glazed screen, tiled flooring and fully tiled walls with fitted towel rail.



### **Front Double Bedroom 2**

8' 8" x 15' 9" (2.65m x 4.80m)

Front uPVC double glazed and leaded window and doors through to;

### **En-Suite Shower Room**

4' 7" x 7' 3" (1.40m x 2.20m)

Rear uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, vanity wash hand basin, walk-in shower cubicle with mains shower and glazed screen, tiled flooring and fully tiled walls with fitted towel rail.

### **Rear Double Bedroom 3**

7' 10" x 11' 1" (2.40m x 3.38m)

Rear uPVC double glazed window.

### **Rear Bedroom 4**

6' 11" x 7' 11" (2.12m x 2.42m)

Rear uPVC double glazed window.

### **Family Bathroom**

5' 8" x 7' 11" (1.72m x 2.42m)

Rear uPVC double glazed window with patterned glazing providing a modern suite comprising a low flush WC, pedestal wash hand basin, panelled bath, wooden style cushioned flooring and part tiling and panelling to walls.

### **Garage**

8' 5" x 18' 2" (2.56m x 5.53m)

The property benefits from an integral garage with electric roller front door, internal power and lighting, plumbing for an automatic washing machine and internal doors through to the utility room.

### **Grounds**

To the front the property enjoys a low maintenance pebbled and slate laid garden with planted shrubs with an adjoining flag pathway that leads to the front entrance and a tarmac driveway that provides sufficient parking for numerous vehicles along with direct access to the garage. The rear garden has been beautifully landscaped and offers low maintenance with block paved and decked seating areas with flagged and pebbled filled garden with sleeper raised borders. The garden enjoys an open rear aspect being extremely private with a south westerly aspect.

### **Double Glazing**

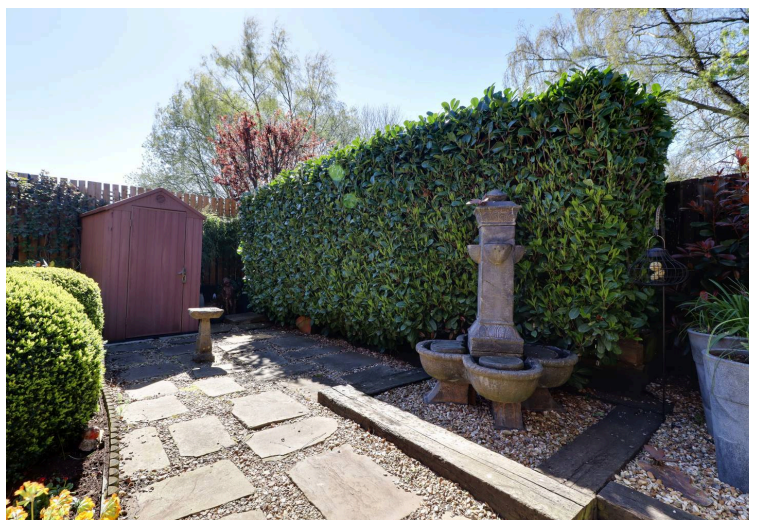
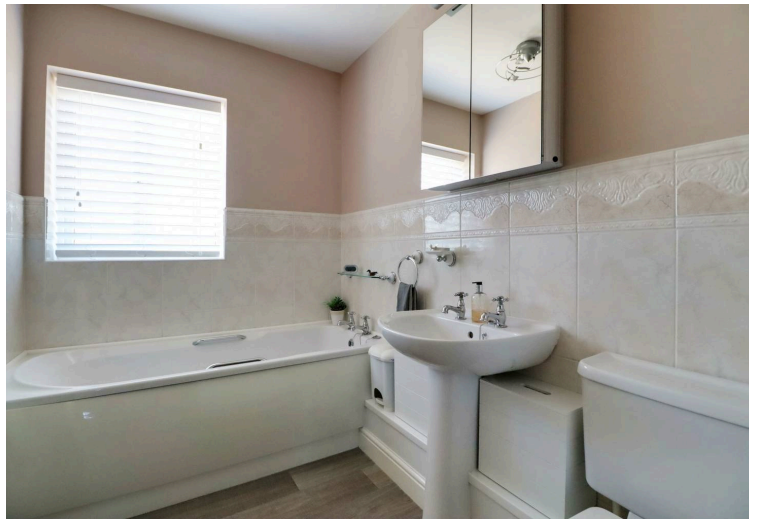
Full uPVC double glazed windows and composite entrance door.

### **Central Heating**

Modern gas fired central heating system to radiators.

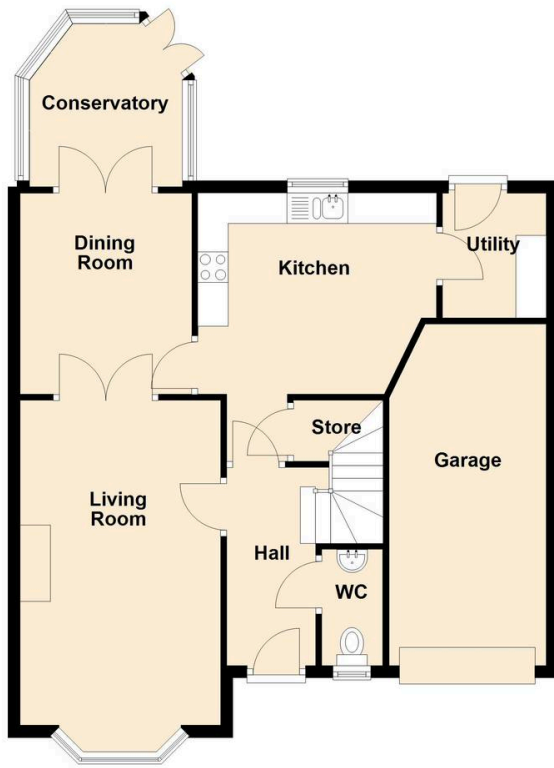






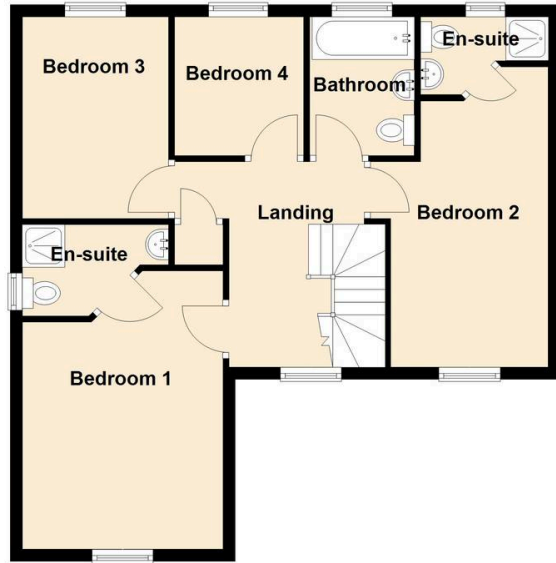
### Ground Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



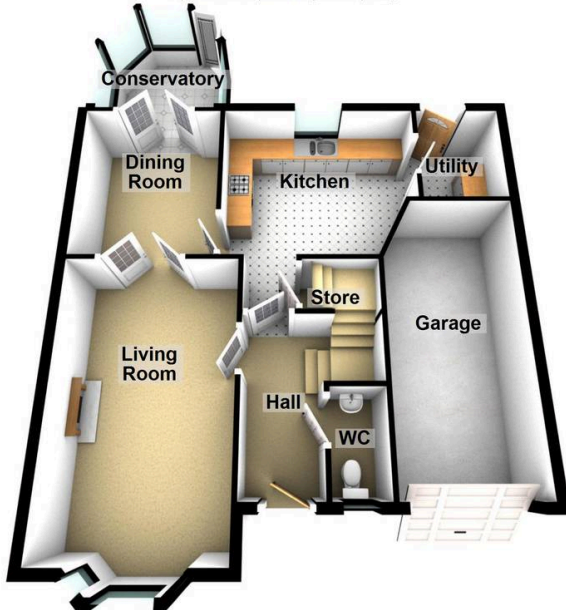
### First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



### Ground Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 136.0 sq. metres (1463.8 sq. feet)

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