



**Mulberry Lodge, 41B Cross Street,  
Crowle, DN17 4LH**

- An exceptional opportunity to acquire this beautifully presented 4-bedroom detached family home perfectly positioned on a desirable corner plot in the sought-after village of Crowle. Ideally located close to excellent local amenities including shops & schools. This property offers versatile & spacious living throughout – a true hidden gem. Ground floor comprises a reception hallway, WC, living room, dining kitchen, utility room, study & snug. First floor landing with 4 bedrooms, en-suite & family bathroom. Externally the property benefits from a brick-block driveway & integral single garage with an electric roller door. A neatly maintained front lawn & pathway lead to the entrance door, while access on both sides of the property opens into a private rear garden with laid to lawn & patio area. The garden is fully enclosed with wooden fencing. This property is a true credit to its current owners & viewing is highly recommended to fully appreciate the space, style and location on offer. •
- Detached 4-bedroom house - Hidden gem in good location - Beautifully presented throughout - Reception hallway / WC / Living room - Dining kitchen / Utility room / Study / Snug - Landing / 4 Bedrooms / Ensuite / Bathroom - Integral garage / Off road parking •

**Price Region: £465,000**

**Now Reduced to : £430,000**

## DETACHED HOUSE

**ENTRANCE DOOR** With side screens leading into the:-

**RECEPTION HALL** Staircase leading to the first-floor landing and bedrooms. Kamdean wood effect flooring. Radiators.



**WC** WC and vanity hand sink basin with tiled splashbacks. Radiator.

**LIVING ROOM 19' 9" x 12' 9" (6.038m x 3.890m)** Front facing bay window and additional side facing windows. Inglenook style recess. Kamdean wood effect flooring. Television point. Radiator.



**DINING KITCHEN 20' 8" x 15' 9" (6.305m x 4.807m)**

Front facing windows and additional side facing bay window. A range of fitted base and wall units with drawers. Worktop extending to a breakfast bar. Tiled splashbacks. Stainless steel one and half bowl single drainer with mixer tap. Chrome four ring gas hob with extractor fan above. Built in oven and separate microwave. Integral dishwasher and fridge freezer. Downlights. Television point. Radiators,



**UTILITY ROOM 10' 11" x 10' 3" (3.349m x 3.141m)**

Rear facing entrance door and windows leading to rear garden. Fitted base and wall units with worktop incorporating stainless steel single bowl drainer with mixer taps and tiled splashbacks. Provision for washing and tumble dryer. Downlights. Personal door leading into the garage. Radiator. Kamdean wood effect flooring.



**STUDY 11' 9" x 6' 8" (3.598m x 2.053m)** Rear facing window. Radiator. Kamdean wood effect flooring.

**SNUG/ DINING ROOM 13' 8" x 12' 9" (4.179m x 3.888m)** Rear facing French doors and side screens leading to the patio area and garden. Television point. Radiator. Kamdean wood effect flooring.



**FIRST FLOOR LANDING** Impressive landing with sizable Velux windows. Built-in storage cupboard. Radiators.

**BEDROOM 1 16' 6" x 12' 7" (5.030m x 3.853m)** Front facing bay window. One wall of nearly new fitted wardrobes. Additional under eaves storage. Television point. Radiator.



**ENSUITE:** Low level WC and pedestal sink with tiled splashback. Shower cubicle with hand and rain shower. Laminate flooring. Heated towel rail.

**BEDROOM 2 19' 5" x 9' 7" (5.923m x 2.926m)** Front facing window and rear Velux. Television point. Radiator,

**BEDROOM 3 20' 8" x 9' 1" (6.321m x 2.791m)** Front facing window and side Velux. Television point. Radiator.

**BEDROOM 4 17' 1" x 9' 10" (5.209m x 2.998m)** Front facing window and side Velux. Radiator.

**BATHROOM 15' 5" x 10' 0" (4.709m x 3.050m)** Velux window. WC and vanity sink unit with drawers under and tiled splashbacks. Bath with central mixer tap. Shower cubicle with hand and rain shower. Heated towel rail and radiator.



**OUTSIDE** Externally the property benefits from a brick-block driveway leading to an integral single garage with an electric roller door. A neatly maintained front lawn and pathway lead to the entrance door, while access on both sides of the property opens into a private rear garden with laid to lawn with a patio area. The garden is fully enclosed with wooden fencing and a hedge boundary. Outside lighting and tap.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: E

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236.