

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 5 Wyvern Close, Crowle, DN17 4NW

- A good sized 3 Bedroom Detached Bungalow • Gas Central Heating and PVCu Double Glazing • Replacement tiled roof covering • Attractive manageable gardens • Attached Garage • 3<sup>rd</sup> Bedroom or Sun Lounge • Separate Utility Room • Well regarded setting off Mill Road •



**£245,000**



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

**Central Entrance HALL** with PVCu double glazed exterior door, radiator and built in cloaks/storage cupboard.

**LOUNGE** (5.54m x 3.63m) with front facing window, sleek modern stone fireplace with coal effect gas fire, radiator and serving hatch to Kitchen.

**DINING KITCHEN** (3.85m x 3.62m) having a view of the rear garden and including base and wall cabinets, contrasting work tops, 1 ½ bowl sink, provision for cooker, radiator, space for fridge.

**UTILITY ROOM** (2.58m x 2.47m) including radiator, work tops with storage cupboards and plumbing for washer. Space for freezer, PVCu door to the garden and integral door to the garage.

**BEDROOM 1** (3.26m x 3.0m) having full width built in wardrobes with mirrored doors, radiator, and front facing window.

**BEDROOM 2** (3.34m x 3.0m) with radiator and rear garden view.

**BEDROOM 3/SUN LOUNGE** (2.43m x 2.38m) with radiator and PVCu double glazed patio doors to the rear.

**BATHROOM** (3.0m x 2.10m) white suite comprising bath with plumbed in shower, toilet, cabinet wash basin, contrasting panelling, radiator, boiler/airing cupboard.

**OUTSIDE**

Block paved driveway to garage and side gated access to the rear garden.

Established and colourful front garden.

Attached single **Garage** (5.0m 2.6m) with light and power.

Low maintenance Rear Garden including manageable lawn, pergola covered patio adjoining Bedroom 3/Sun Lounge.

Detached Block Built Storeplace.

External lighting and water tap.

**SERVICES**

- All mains services.
- Gas central heating to radiators.

**LOCAL AUTHORITY** North

Lincolnshire Council

**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold.

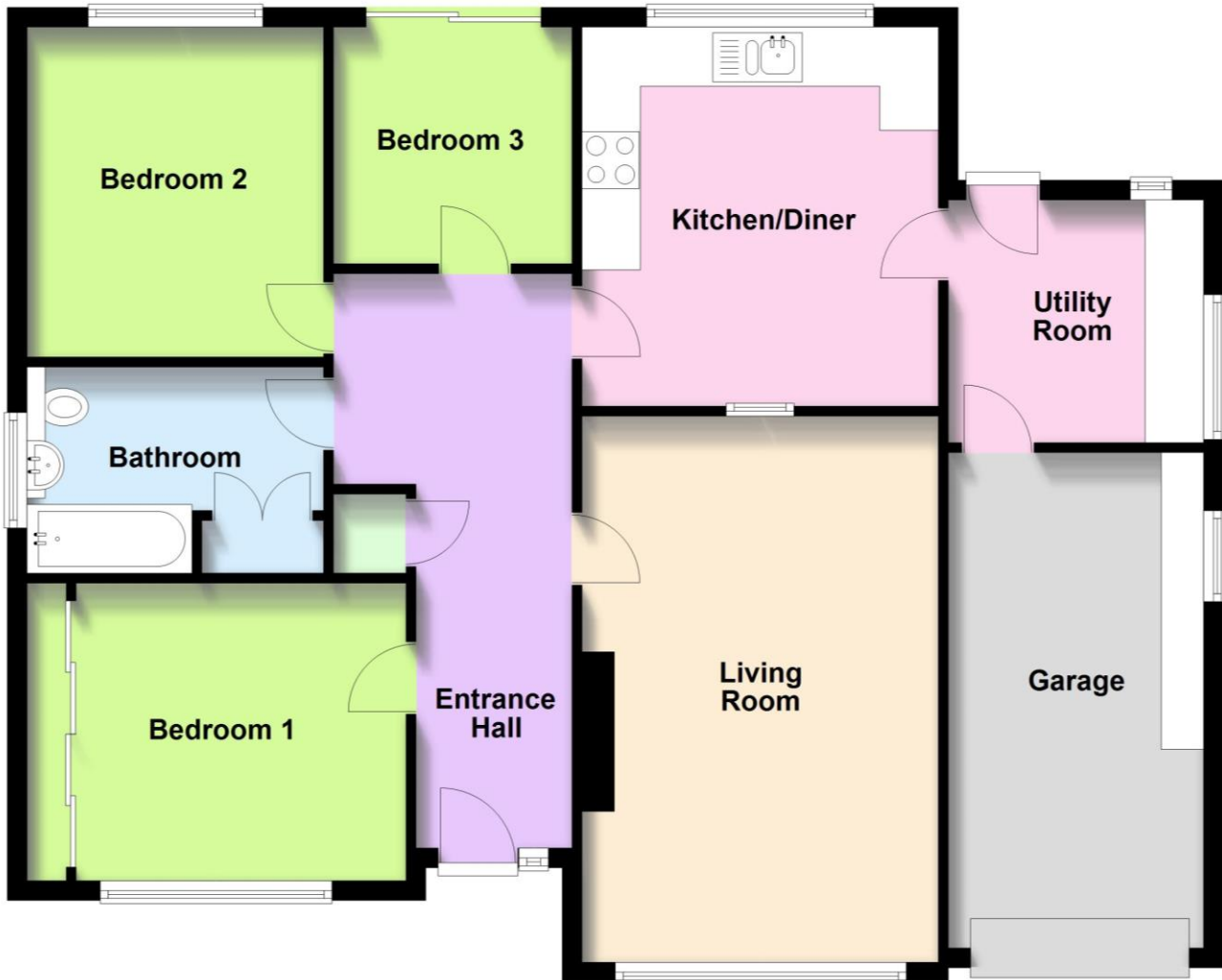
**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. 103.6 sq. metres (1115.4 sq. feet)



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)

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