

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 48 Lindsey Drive, Crowle, DN17 4NY

- A traditional 4 Bedroom (en-suite) Detached House • 2 Reception Rooms and Conservatory addition • Ground floors cloaks (w/c) • PVCu Double Glazing • Gas Central Heating •
- Integral Garage • Available with immediate vacant possession •
- In need of timely updating •



**£259,950 NO CHAIN**



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

**Entrance HALL** with radiator and understairs storage cupboard.

**CLOAKROOM** with w.c, wash basin, radiator and PVCu double glazed window.

**KITCHEN** (3.93m x 2.30m) including single drain sink, base and wall cabinets, integral single oven and 4 ring gas hob. Radiator, space for appliances, external door to side and PVCu double glazed window.

**DINING ROOM** (3.15m x 3.3m) with radiator and patio doors to Conservatory.

**CONSERVATORY** (2.60m x 2.50m) with PVCu double glazing and external door leading to the garden.

**LOUNGE** (4.13m x 3.65m) with PVCu double glazed window and radiator.

### First Floor

**BEDROOM 1** (3.4m x 3.36m excluding wardrobe) PVCu double glazed window, radiator and built in double wardrobe.

**EN-SUITE** (1.9m x 1.4m) with shower cubicle, wash basin and toilet. PVCu double glazed window.

**BEDROOM 2** (3.8m x 2.68m) PVCu double glazed window, radiator and storage cupboard

**BEDROOM 3** (3.28m x 2.42m) PVCu double glazed window and radiator.

**BEDROOM 4** (2.6m x 2.67m) PVCu double glazed window and radiator.

**BATHROOM** (1.87m x 1.70m) with bath, wash basin, toilet, radiator and PVCu double glazed window.

### OUTSIDE

Double width driveway parking in front of the integral **GARAGE**.

Side access to the rear garden.

### SERVICES (not tested)

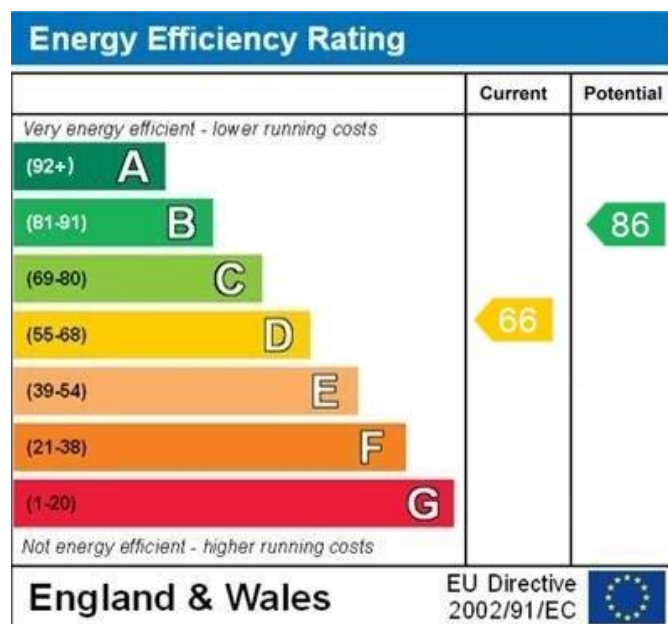
- Mains water, electricity, drainage and gas
- Gas central heating to radiators.

**LOCAL AUTHORITY** North Lincolnshire Council

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

**TENURE** Freehold.

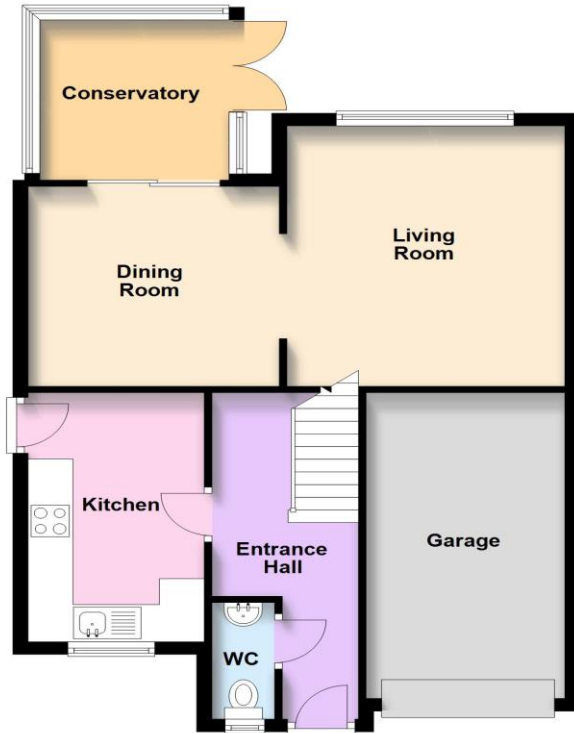
**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684





### Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



### First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 115.0 sq. metres (1237.8 sq. feet)

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