



## 3 Kesteven Grove, Crowle, DN17 4NX

- Immaculately presented 3 Bedroom Detached Bungalow • Attractive modern Kitchen and Bathroom • Lounge with separate Dining Area • Gas Central Heating • PVCu Double Glazing • Matching fascias and soffits • Detached Garage • South facing rear garden • Highly recommended •

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

**Side ENTRANCE HALL** with PVCu double glazed exterior door, radiator and tile effect laminate flooring. Built in cloaks/storage cupboard.

**LOUNGE** (4.48m x 4.0m) with front facing bow window, radiator and contemporary fireplace with multi fuel burning stove. Archway to:

**DINING ROOM** (3.18m x 3.16m) with radiator and front facing window.

**Well fitted KITCHEN** (3.18m x 2.58m) with modern wall and storage cabinets having granite effect work tops, stainless steel sink, integrated oven and 4 ring hob. Built-in dishwasher, space for washing machine. Side facing window and space for fridge/freezer.

**BEDROOM 1** (3.48m x 2.72m) with radiator and rear facing window.

**BEDROOM 2** (3.47m x 2.68) with radiator and rear facing window.

**BEDROOM 3** (2.48m x 2.17m) with radiator, desk top power and media sockets, wall storage cabinets and rear garden view.

**Impressive BATHROOM** (3.53m x 1.75m) being fully tiled to walls and including shaped bath, large shower cubicle, toilet and cabinet wash basin. Chrome towel radiator, extractor fan and tiled flooring.

## OUTSIDE

Open plan lawned front garden.

Side driveway access with gated entrance.

**Detached Brick and Tiled GARAGE** (5.2m x 2.5m) with light and power.

South facing rear garden with easily managed lawn, paved standing for shed or greenhouse, exterior lighting and water tap.

## SERVICES (not tested)

- 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

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