

**24 Asquith Avenue,  
Ealand, DN17 4JH**

● NO CHAIN. A semi-detached property located in the village of Ealand having been fully refurbished throughout in 2022 to include a 6x5 extension with Bi-folding doors to the rear. A credit to its current owners tastefully decorated with quality fixtures and fittings throughout. Comprising of an entrance lobby, living room, dining/kitchen and utility with cloakroom to the ground floor. Landing, two bedrooms and bathroom to the first floor. Tarmac driveway with parking. Lawned rear garden. Gas fired central heating Upvc double glazed. This property must be viewed to appreciate the accommodation that is on offer. Contact agents for viewings.

- Extended Semi-Detached House - Living Room - Kitchen/Living/Dining - Utility & Cloakroom - Two Bedrooms - Bathroom - Driveway with parking ●

**Price Region: £199,500**

**NOW REDUCED TO £195,000**

**SEMI-DETACHED HOUSE**

**ENTRANCE LOBBY:** Front facing Upvc entrance door leads into the lobby. Staircase leading to first floor landing and bedrooms.

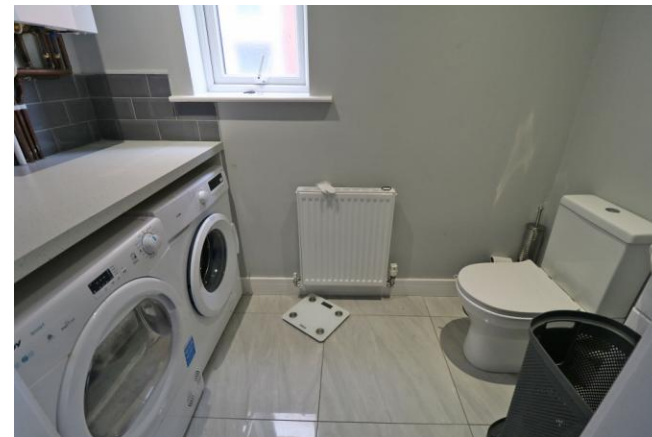
**LIVING ROOM: 13' 11" x 13' 0" (4.258m x 3.974m)** Front facing windows. Laminate floor. Recess with fitted base cupboard and display top. Walk in storage cupboard. Down lights. Television point. Radiator.



**DINING/LIVING/KITCHEN: 28' 4" x 14' 1" (8.656m x 4.300m)** Side facing window and rear facing By-folding doors giving access to garden and patio area. A range of modern fitted base units and floor to ceiling larder cupboards. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Brick central island and breakfast bar with pan drawers to one side, cupboards to the other and induction hob with extractor fan above. Two built in eye level ovens. Integrated dish washer. Full size fridge and freezer. Down lights. Television point. Laminate floor. Radiator.



**UTILITY & CLOAKROOM:** Side facing window. Worktop with provisions under for white goods. Tiled floor. Down lights. Vanity sink and low-level WC. Radiator.



**FIRST FLOOR LANDING:** Side facing window. Loft access.



**BEDROOM 1: 13' 1" x 10' 8" (4.008m x 3.262m)** Front facing windows. Built in wardrobe with mirror sliding doors. Down lights. Television point. Radiator.



**BEDROOM 2: 11' 2" x 9' 4" (3.409m x 2.865m)** Rear facing window. Television point. Radiator.



**BATHROOM: 7' 10" x 6' 4" (2.391m x 1.931m)** Rear facing window. Fitted suite comprising of a vanity sink unit with drawers under, low level WC and p-shaped bath with rain shower and hand shower over and side screen. Fully tiled walls and floor. Down lights. Heated towel rail.



**OUTSIDE:** To the front there is a tarmac driveway to one side a gravelled area to the other. There is access to the rear via a side wooden gate. To the rear is an astro turf garden, paved patio, raised gravelled patio area and additional lawned garden that is all enclosed by a wooden fence boundary. External tap and lights.



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

**LOCAL AUTHORITY:** North Lincs Council

**COUNCIL TAX:** Band: A, TENURE: Freehold

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