



## 92 Windsor Road, Crowle, DN17 4EF

- A highly impressive Semi-Detached House • 2 Double Bedrooms • Spacious Dining Kitchen •
- Attractive Lounge • Ground floor Cloaks • Superb Bathroom • Gas Central Heating •
- PVCu Double Glazing • Double width driveway • Beautifully presented throughout •
- Convenient for central Crowle • **MUST BE VIEWED** •

One of a unique pair of semi-detached properties offering very good sized accommodation presented to a first class standard throughout. The most tastefully appointed living space includes:

- Main Reception Hall with Cloakroom
- Generous Living Room with stylish media fireplace
- Dining Kitchen with extensive integrated appliances
- Rear entrance with access to garden
- 2 Double Bedrooms with fitted wardrobes
- Spacious bathroom including shower
- Low maintenance gardens

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

### Ground Floor

**ENTRANCE HALL** with composite exterior doors, radiator and tiled flooring.

**CLOAKROOM** (2.0m x 0.9m) with toilet, wash basin, radiator and tiled flooring.

**LOUNGE** (4.60m x 4.12m) with front facing bay window, radiator and impressive Evonic media wall electric fire.

**DINING KITCHEN** (4.95m x 2.75m) stylish grey units with contrasting worktops, integrated double oven, 4 ring gas hob with extractor over, dishwasher, fridge/freezer and washing machine. Base and wall cabinets including 1 ½ bowl sink, vertical radiator and tiled flooring.

**REAR ENTRANCE HALL** with composite exterior door, radiator, understairs storage cupboard and tiled flooring.

### First Floor

**LANDING** with radiator and access to eaves storage space.

**BEDROOM 1** (3.45m x 2.76m) with radiator and fitted double wardrobe.

**BEDROOM 2** (3.45m x 2.75m) with radiator and double fitted wardrobe.

**BATHROOM** (2.85m x 2.0m) fully tiled to walls and floor, suite comprising toilet, cabinet wash basin and shower cubicle, towel radiator, extractor fan and roof lights.

### OUTSIDE

The house occupies a low maintenance corner plot with double width driveway entrance and parking off Windsor Road.

The enclosed rear garden is designed for easy maintenance being fully paved and ideal for outside dining. Steps lead to the main entrance and also to a secondary seating area next to the rear entrance door.

### SERVICES (not tested)

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

### LOCAL AUTHORITY

North Lincolnshire Council

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

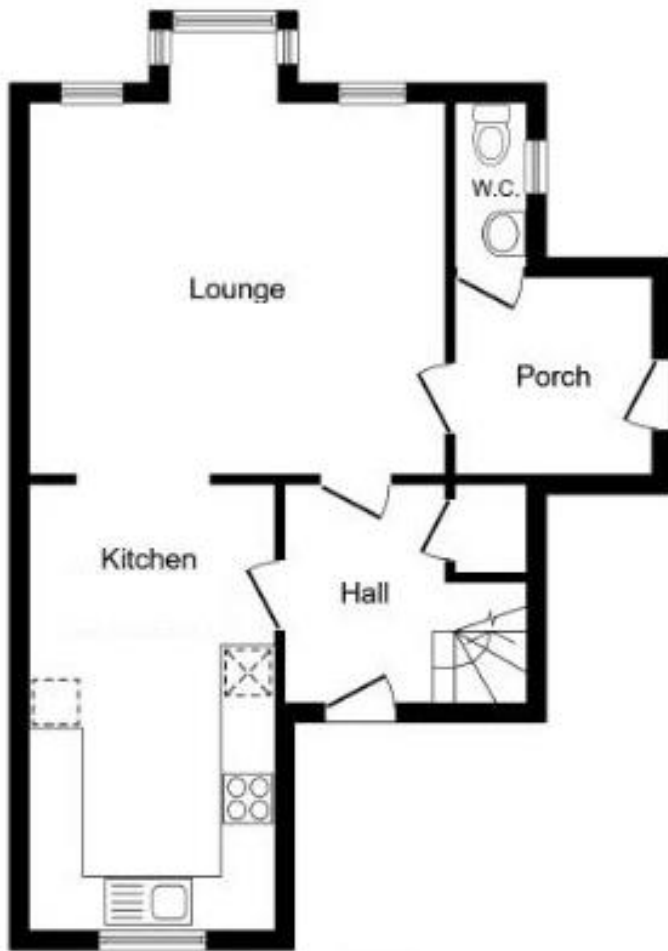
**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**



**First Floor**

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