

**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 • 3rd 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



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