

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



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 •



£259,950

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



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