

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 38 Westbourne Drive, Crowle, DN17 4HX

- Impressive Detached Bungalow • 3 Bedrooms • Open rural views to the rear • Gas central heating
- PVCu Double Glazing • Detached Garage • Conservatory • Separate Utility • Solar panels •
- Attractive Gardens • Wide Frontage plot • Only half a mile from Crowle market place •



**£310,000 NO CHAIN**



**A popular style of traditional detached bungalow with good sized light and airy accommodation having been well maintained both inside and out and including: -**

- **Generous Lounge with marble fireplace**
- **Separate Dining area**
- **Breakfast Kitchen**
- **Separate Utility with Cloakroom off**
- **Conservatory to rear garden**
- **Main Bedroom with extensive fitted wardrobes**
- **2 Further Bedrooms**
- **Shower Room**

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

**ENTRANCE HALL** with PVCu double glazed external door, radiator.

**INNER HALL** with radiator and storage cupboard. Access to loft with ladder, light and boarding.

**LOUNGE** (4.67m x 4.17m) with front facing bay window, 2 radiators and marble fireplace with electric fire. Opening to :-

**DINING AREA** (4.18m x 2.98m) with radiator and side facing window.

**Breakfast KITCHEN** (3.55m x 2.96m) including base and wall cabinets, 1 ½ bowl sink, integrated oven and 4 ring hob. Space for fridge and mini dishwasher, radiator, tiled flooring and rear facing window.

**UTILITY ROOM** (2.68m x 2.58m) with stainless steel sink, work top with storage beneath, plumbing for washer, tiled flooring and radiator.

**BEDROOM 1** (3.68m x 3.67m) with rear facing window, radiator and fitted bedroom furniture including twin wardrobes with bed head recess, bedside tables and storage over. Separate twin wardrobes with recess for dressing table and storage over.

**BEDROOM 2** (3.68m x 3.47m) with front facing window, radiator, fitted wardrobes.

**BEDROOM 3** (3.40m x 2.64m) with radiator and front facing window.

**CLOAK ROOM** with toilet, radiator, tiled flooring and gas central heating boiler.

**CONSERVATORY** (3.0m x 2.80m) being timber framed and double glazing.

**SHOWER ROOM** (2.55m x 2.26m) with tiling and aqua boarding to walls, cabinet wash basin, toilet, shower cubicle, vanity cupboard and towel radiator. Tiled flooring and PVCu double glazed window.

## **OUTSIDE**

Neat open plan front garden with long side driveway to the Detached Brick and Tiled Garage with PVCu double glazed window and electric roller door.

Manageable rear garden adjoining open countryside with rural outlook to the south-west. Low maintenance lawn, separate wild garden, greenhouse, paved seating area, exterior lighting and water taps.

## **SERVICES (not tested)**

- All mains services.
- Gas central heating to radiators.
- Solar panels (owned with the property)
- New boiler in 2020 (last serviced 2025)

## **LOCAL AUTHORITY**

North Lincolnshire Council

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

**TENURE** Freehold.

## **NOTE**

Grant of probate has been applied for.

## **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      | <b>75 C</b> | <b>79 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |





## Ground Floor

Approx. 117.7 sq. metres (1266.7 sq. feet)



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