



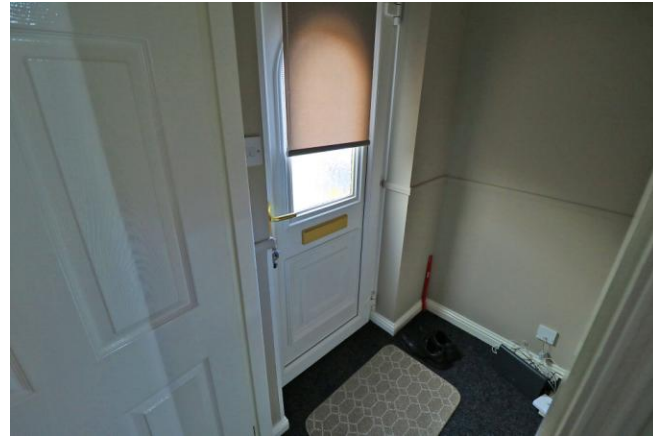
**8 Wolds Close,
Crowle, DN17 4BB**

• An immaculately presented two-bedroom semi-detached bungalow, ideally positioned on a quiet corner within a peaceful cul-de-sac, boasting stunning open views. The accommodation briefly comprises an entrance lobby, fitted kitchen, living room, conservatory, inner hallway, two bedrooms and bathroom. To the front, the property benefits from a covered carport driveway complete with an electric vehicle charging point, along with a side gate providing access to the side garden. The enclosed side garden features a wooden shed and paved patio areas, leading through to a rear walled and fenced patio that enjoys uninterrupted views over open grassland. Additional features include external lighting and an outside tap. Offered to the market with no upward chain, this property is ready for immediate occupancy. Early viewing is highly recommended—contact the agents today to arrange an appointment. •

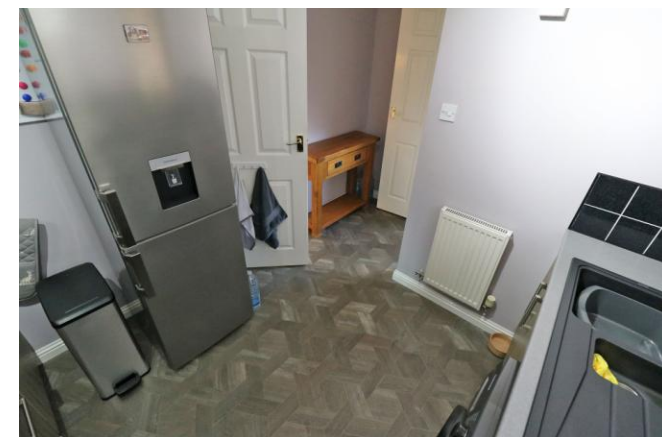
• 2-bedroom semi - Located in quiet Cul-de-sac position - Kitchen / Living room / Conservatory - Inner hallway / 2 bedrooms / Bathroom - Patio area and wooden shed - Upvc double glazing and GFCH - Carport with electric charger •

Price Region: £150,000

ENTRANCE LOBBY Upvc door. Radiator.



KITCHEN 12' 2" x 8' 6" (3.722m x 2.598m) Front facing window. A range of modern fitted base and wall units with drawers. Worktop incorporating sink with mixer taps and tiled splash backs. Chrome 4 ring gas hob with extractor fan above and built in oven below. Provision for white goods. Radiator.



LIVING ROOM 16' 1" x 10' 11" (4.920m x 3.332m) Rear facing window and French doors leading into conservatory. Modern wall electric fire. Television point. Radiators.



CONSERVATORY 11' 4" x 7' 4" (3.477m x 2.241m) Brick base with UPVC rear and side facing windows. Front and rear personal doors leading onto the patio area with wonderful open views. Oak effect flooring. Radiator.



INNER HALLWAY Built in storage. Loft access.

BEDROOM 1 11' 2" x 8' 11" (3.409m x 2.733m) Rear facing window with wonderful open views. Fitted wardrobe. Radiator.



BEDROOM 2 8' 10" x 8' 6" (2.694m x 2.598m) Rear facing window with wonderful open views. Radiator.



BATHROOM 6' 2" x 5' 5" (1.895m x 1.672m) Vanity sink unit cupboard with WC and display top and vanity mirror. Bath with shower over and side screen. Tiled walls and floor. Ceiling spotlights. Heated towel rail.



OUTSIDE To the front, the property benefits from a covered carport driveway complete with an electric vehicle charging point, along with a side gate providing access to the side garden. The enclosed side garden features a wooden shed and paved patio areas, leading through to a rear walled and fenced patio that enjoys uninterrupted views over open grassland. Additional features include external lighting and an outside tap.



FLOOR PLAN TO GO HERE

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

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