

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 3 Marsh Road, Crowle, DN17 4EU

- An exceptionally large 3 Bedroom (En-Suite) semi detached house • Gross external floor area of about 135m<sup>2</sup> • Outstanding Dining Kitchen • Ground floor cloaks (wc) • Dual colour cream/white PVCu Double Glazing • Gas Central Heating • Double width driveway parking •
- Adjoining countryside •



**£249,950 NO CHAIN**

Energy rating

**B**

A semi detached house of handsome bay window design and traditional brick and pantile construction. The property occupies an edge of town location near to open countryside yet convenient for the excellent range of local facilities available within Crowle.

The house also benefits from having been built under Surveyor's certification. The excellent sized accommodation is arranged as follows:

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

**Ground Floor**

**ENTRANCE HALL** with panelled composite front door. Radiator, understairs area and wood laminate flooring.

**CLOAKROOM** with wc, wash basin, towel radiator. Laminate flooring.

**LOUNGE** (5.40m x 4.0m) with front facing bay and side window, radiator and laminate flooring.

**DINING KITCHEN** (6.12m x 4.0m) with stylish mustard units including stainless steel sink, integrated electric oven and 4 ring hob, built in dishwasher, fridge/freezer and washing machine. Counter tops, base and wall cabinets. Radiator, laminate flooring and French window to rear garden.

**First Floor**

**LANDING** with radiator and built in cloaks cupboard.

**BEDROOM 1** (4.00m x 3.83m) with radiator, front facing window and built in double wardrobe with mirrored door.

**EN-SUITE SHOWER ROOM** (2.0m max x 1.46m) cabinet wash basin and toilet, shower

cubicle, attractive aqua boarding and towel radiator.

**BEDROOM 2** (4.0m x 3.42m) a dual aspect room with views over stunning country side. Radiator and built in double wardrobe.

**BEDROOM 3** (2.85m x 2.58m) with radiator.

**BATHROOM** (2.18m x 2.58m) including "L" shaped bath/shower, cabinet wash basin and toilet. Towel radiator and attractive aqua boarding.

**OUTSIDE**

Double width parking space to frontage. Enclosed side and rear gardens with dual aspect to the west. Space for side driveway if required.

**SERVICES (not tested)**

All mains services  
Gas central heating

**LOCAL AUTHORITY**

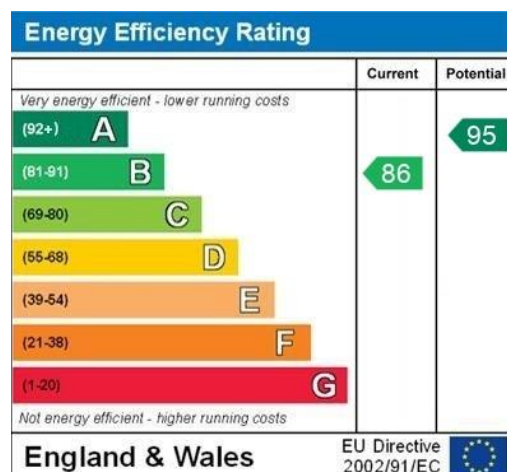
North Lincolnshire Council

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

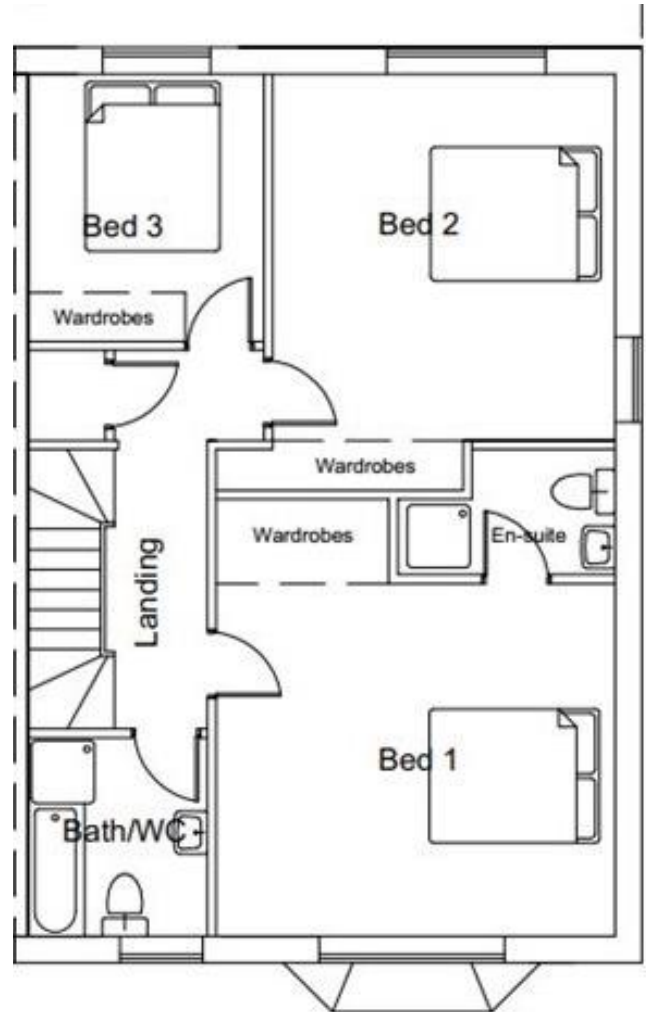
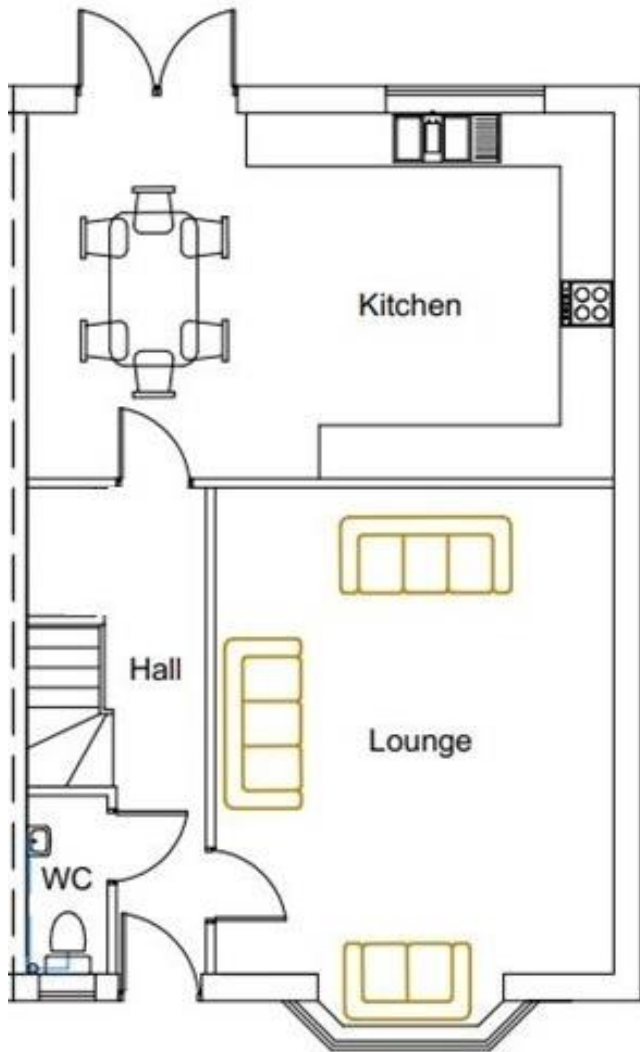
**TENURE** Freehold.

**VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684







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