

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



74 Outgate, Ealand, DN17 4JD

- A Victorian Semi Detached House with period detailing to the frontage
- 3 Bedrooms
- Lounge and Dining Kitchen
- First Floor Bathroom
- PVCu Double Glazing
- Gas Central Heating
- Rear garden with storage Outbuilding
- Shared parking to rear



£175,000 NO CHAIN



A traditional style of semi detached house being of classic Victorian design with the benefit of:-

- Modern PVCu Double Glazing
- Modern exterior doors (composite to front and PVCu to rear)
- Modern fitted Dining Kitchen
- Modern Bathroom fittings

The property occupies a convenient village location being only about one mile from the well served town of Crowle, 2.5 miles from junction 2 of the M180 and less than a mile from Crowle Railway Station.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with radiator and composite front door.

LOUNGE (4.0m x 3.43m) with open brick fireplace and radiator.

DINING KITCHEN (4.20m x 3.60m) including modern units comprising base and wall cabinets, work surfaces, 1 ½ bowl stainless steel sink, integrated oven and 4 ring gas hob. Plumbing for washer, space for fridge and freezer. Radiator, tiled flooring, rear garden outlook and exterior door. Large walk-in shelved cupboard.

LOBBY with rear facing window and staircase off.

First Floor

LANDING with radiator and ladder to large loft space.

BEDROOM 1 (3.50m x 3.40m) with radiator.

BEDROOM 2 (3.60m x 2.95m) with radiator.

BEDROOM 3 (2.45m x 2.40m) with radiator.

BATHROOM (2.93m x 1.78m) 4 piece suite in white comprising free standing bath, corner shower cubicle, wash basin and wc. Radiator and electric towel radiator.

OUTSIDE

Private side gated access to rear garden.

Brick and tiled Outbuilding with original copper and usable outside modern Toilet.

Deep rear garden being wall and fence enclosed.

Shared (with 76 Outgate) Parking area accessed from Main Street.

SERVICES (not tested)

- Mains water, electricity, drainage and gas
- Gas central heating to radiators (boiler only one year old)

LOCAL AUTHORITY

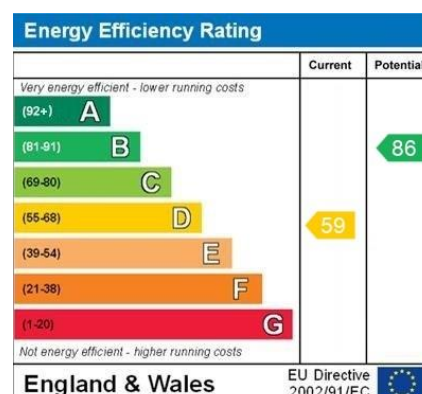
North Lincolnshire Council

COUNCIL TAX Band 'A' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684







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