

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



41 Highfields, Crowle, DN17 4NP

- An ever popular style of Detached Bungalow • 2 Double Bedrooms • Spacious Lounge/Diner •
- Breakfast Kitchen • Separate Utility • PVCu Double Glazing • Oil Central Heating • Integral Garage • South-east facing rear garden • Situated in the well regarded Highfields development off Mill Road •



£249,950 NO CHAIN



Accommodation (room sizes approx. only)

SIDE ENTRANCE HALL with PVCu double glazed exterior door, radiator and airing cupboard.

LOUNGE/DINING ROOM (6.47m x 3.56m) having PVCu double glazed doors to rear garden, radiator, side facing window and open fireplace.

Breakfast KITCHEN (4.45m x 3.0m) extensively fitted with base and wall cabinets, 1 ½ bowl sink, integrated Bosch oven and hob, space for fridge/freezer, radiator and rear facing window.

UTILITY ROOM (2.68m x 1.53m) having PVCu double glazed external door, work top with plumbing for washer and dryer below. Worcester central heating boiler.

BEDROOM 1 (4.42m x 3.0m) with front facing bow window and radiator.

BEDROOM 2 (3.54m x 2.65m) with front facing bow window and radiator

BATHROOM (2.26m x 1.82m) including step in bath with shower over, toilet and pedestal wash basin. Radiator and full tiling to walls.

OUTSIDE

Wide front garden with lawn and driveway to the attached **GARAGE** (4.8m x 2.7m) with light/power and PVCu double glazed window.

Paved walks either side of the bungalow to the south east facing rear garden having external lighting.

SERVICES (not tested)

- Mains water, electricity and drainage.
- Oil fired central heating

LOCAL AUTHORITY

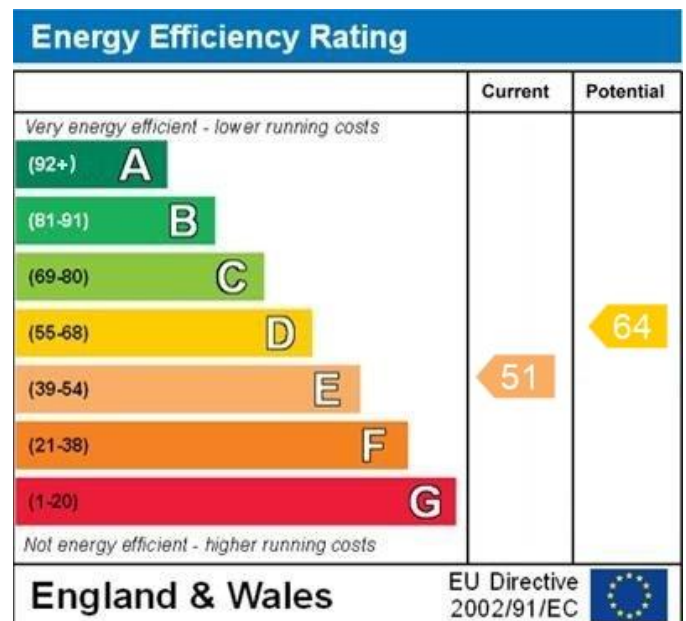
North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684



WWW.EPC4U.COM



Ground Floor

Approx. 90.8 sq. metres (977.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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