

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



26 High Street, Crowle, DN17 4LD

- A double fronted Semi Detached Cottage in Conservation Area setting
- Rear vehicular access from Fieldside
- 2 Bedrooms plus Box Room
- First floor Bathroom
- 2 Reception Rooms
- Gas Central Heating
- Ready for timely updating
- Handy for local amenities



£145,000 NO CHAIN



Accommodation (room sizes approx. only)

CENTRAL ENTRANCE HALL with staircase off.

SITTING ROOM (4.2m x 3.55m) with front facing sash window, radiator and fireplace with electric fire.

DINING ROOM (5.67m x 2.67m) with front facing sash window, open tiled fireplace, radiator and understairs storage cupboard.

KITCHEN (2.46m x 2.15m) including base and wall storage cabinets, work tops, single drainer sink and radiator.

REAR PORCH (3.9m max x 2.4m)

First Floor

LANDING

BEDROOM 1 (3.62m x 4.22m) with radiator and sash window.

BEDROOM 2 (4.11m x 2.65m) having fitted wardrobe with matching free standing bedside cabinet and drawer unit. Radiator, built-in wardrobe and sash window.

BOX ROOM (3.57m x 1.46m having restricted ceiling height) with central heating radiator.

BATHROOM (2.77m x 2.20m) including bath with shower over, cabinet wash basin and toilet. Radiator, double glazed window and airing cupboard with radiator.

OUTSIDE

There is a good sized garden at the rear of the cottage which has a gated parking area being accessed by a right of way from Fieldside (next to the former Liberal Club).

There is also a pedestrian right of way through the adjoining property leading to the High Street.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

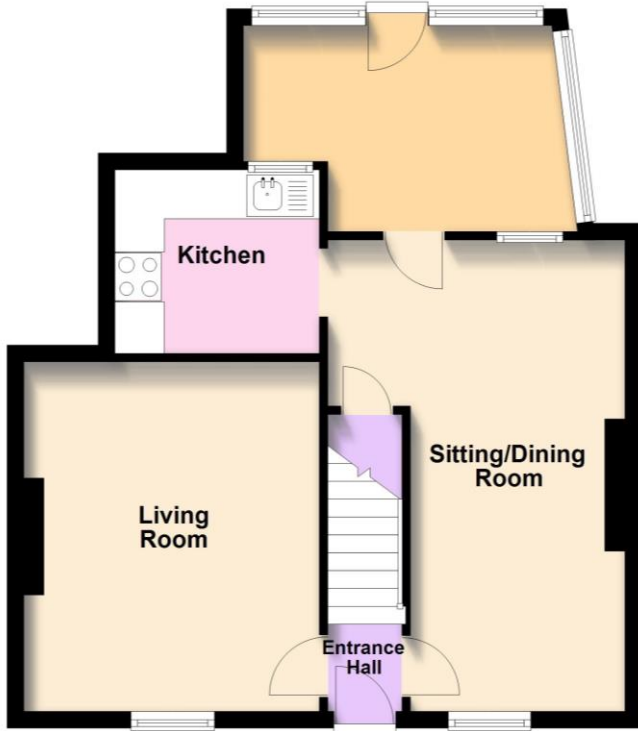
Strictly by prior appointment through Grice & Hunter 01427 873684

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)

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