

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



15 Eastoft Road, Crowle, DN17 4LP

- Superbly presented 3 Double Bedroom Detached House with self-contained 1 Bedroom Annex •
- Family Bathroom and En-suite to Main Bedroom • Separate Shower Room to the Annex •
- Detached Garage • PVCu Double Glazing • Excellent main kitchen •
- Stylishly appointed throughout •



£375,000



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with understairs cupboard.

LOUNGE (3.90m x 4.86m) spacious dual aspect lounge with french doors to rear garden. Media wall, including feature panelling to walls and laminate flooring.

DINING ROOM (3.95m x 3.93m) with front facing bay window, feature fire surround with marble hearth, 2 radiators, serving hatch to kitchen and laminate flooring.

DINING KITCHEN (6.20m x 2.73m) base and wall cabinets, 1 ½ bowl sink, integrated double oven, fridge freezer and dishwasher, 5 ring gas hob with extractor over. Rear window with garden view. Separate Dining area, vertical radiator and tiled flooring.

INNER HALLWAY leading to ANNEX

LOBBY with space for fridge freezer, walk-in storage cupboard and toilet.

WASHROOM (1.88m x 2.01m) with plumbing for washer, space for dryer shelved storage and LPG boiler.

ANNEX KITCHEN/LIVING/DINING (5.40m x 5.12m) with base and wall cabinets, double oven, 4 ring hob, laminate flooring, radiator, PVCu double glazed window and french doors.

ANNEX BEDROOM having built in wardrobes with sliding doors, radiator and window.

SHOWER ROOM with large shower, pedestal wash basin, toilet, towel radiator and extractor fan.

First Floor

BEDROOM 1 (3.94m x 4.85m into wardrobes) with floor to ceiling wardrobes on two walls with media area, dual aspect windows, radiator and laminate flooring.

EN-SUITE (2.56m x 1.43m) with corner shower, pedestal wash basin, toilet, corner mirrored cabinet, extractor fan, fully tiled to walls and floor.

BEDROOM 2 (3.95m x 3.94m) with floor to ceiling wardrobes, front facing window, radiator and laminate flooring.

BEDROOM 3 (2.77m x 3.37 including wardrobes) with floor to ceiling wardrobes, rear facing PVCu double glazed window and radiator.

SHOWER ROOM (2.56m x 1.72m) being fully tiled to walls with black sparkles effect floor tiling. Bath, pedestal wash basin, corner shower with rain shower, toilet, window and radiator.

OUTSIDE

Private front garden with gated resin driveway providing car parking for multiple vehicles.

Fully enclosed rear garden with lawn and patio area. Detached **GARAGE** and garden shed.

SERVICES (not tested)

- All mains services.
- LPG central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

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

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

PLANS

For indicative illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 120.1 sq. metres (1292.7 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



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