

21 LINDSEY DRIVE Crowle, Scunthorpe, Lincolnshire DN17 4NT

Offers Over £400,000



- Two Bedroom Detached House in a Cul De Sac Location
- Private Equestrian Home Set in Just Over 3 Acres of Grazing Land
  - Stabling for Four Horses with Hay Barn
- Ample Parking with Space for 3.5 Tonne Horse Box
  - Excellent Hacking

REF AR8483

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle



## GENERAL AND SITUATION

Approximate Distances:  
Scunthorpe 10 miles • Doncaster 23 miles • Rotherham 36 miles  
Easy Access To M180, M18 and M62

A modern two bedroom detached house with formal rear garden, in a cul de sac location with approx. three acres of fenced grazing land, ideal for private equestrian use, having four stables and hay barn, ample vehicle parking and a garage.

The property has been utilised as a home for the vendor and her cats and horses and is offered for sale due to change of location. The property is in an accessible spot and offers excellent hacking for equestrian enthusiasts.

Crowle is a small town and civil parish within an area known as "Isle of Axholme" in North Lincolnshire. There are several retail shops in the town centre, as well as several public houses on the high street and market place. Community facilities include a library, resource centre, youth centre, hall and British Legion Club as well as a secondary school. Wider ranges of amenities are offered by Scunthorpe and Doncaster.

## THE RESIDENCE

A detached house benefiting from mains gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The front door leads into an **Entrance Hall** with laminate flooring (which is continued throughout the ground floor), understairs storage cupboard and stairs rising to the first floor. A door leads to a **Cloakroom** with a wash hand basin in vanity unit with tiled splashbacks, low flush WC and extractor fan.

A door from the hallway leads into an **L-Shaped Open Plan Lounge / Dining Room / Kitchen**. The lounge area has a window to the front and spot lighting to the ceiling. Double doors from the rear dining area lead into a **Conservatory** with tiled flooring and windows to two elevations; a single door leads outside to the garage and store and double doors lead out to the rear patio and gardens. The kitchen area has a window to the rear and a range of wall and base units, 1½ bowl sink with mixer tap and tiled splashbacks, electric oven and hob and space for free standing fridge freezer. There is a redundant solid fuel burner which was utilised for the former central heating but is now condemned, and a new mains gas central heating system is installed.

To the **First Floor** the **Landing** has a window to the front and two fitted cupboards, one over the stairwell.

The **Main Bedroom** to the rear of the house, has a range of fitted wardrobes and access to the loft space above. **Bedroom Two** has a window to the front.

**The Bathroom** is fitted with a bath with shower over and shower screen, wash hand wash basin and WC. There are tiled splashbacks and vinyl floor covering.



## OUTSIDE, OUTBUILDINGS & LAND

The property is situated in a cul-de-sac location. There are two car parking spaces directly in front of the house, as well as further parking space in front of the garage which is big enough for a 3.5 tonne vehicle. There is a pedestrian gate and path leading to the rear of the residence.

The formal rear gardens include a decked seating area, lawns, **Two Small Timber Sheds** and a further **Larger Shed**. A pedestrian gate leads out to the land and a second pedestrian gate leads into the stable yard.

**Garage** c. 16'9 x 8'3 (about 5.1m x 2.5m) with roller shutter door, power and lighting, space and plumbing for washing machine and space for tumble drier, sink unit with mixer tap and base units with rolled edge worksurfaces.

Attached to the rear of the garage is a **Further Room** with power and lighting, currently used as prep room for the vendors business, with tiled floor, double sink and wash hand basin, window and door. This is a versatile space and would make an ideal **Tack / Store Room**.

**Timber Outbuilding** previously used as goat shed and now used for rugs and feed.

There are the following **Equestrian Facilities** with approx. sizes:

**Stable Yard** with overhang, concrete yard and external spotlights, benefitting from cold water supply, power, lighting, Wi-Fi and CCTV, incorporating:

**Four Stables** each approx. 12' x 12' (about 3.6m x 3.6m) with rubber matting and lighting

**Attached End Barn** 17' x 12'6 (about 5.2m x 3.8m) divided into two sections. **Section One** currently utilised as a hay barn with room for two Heston bales, **Section Two** ideal as a feed room.

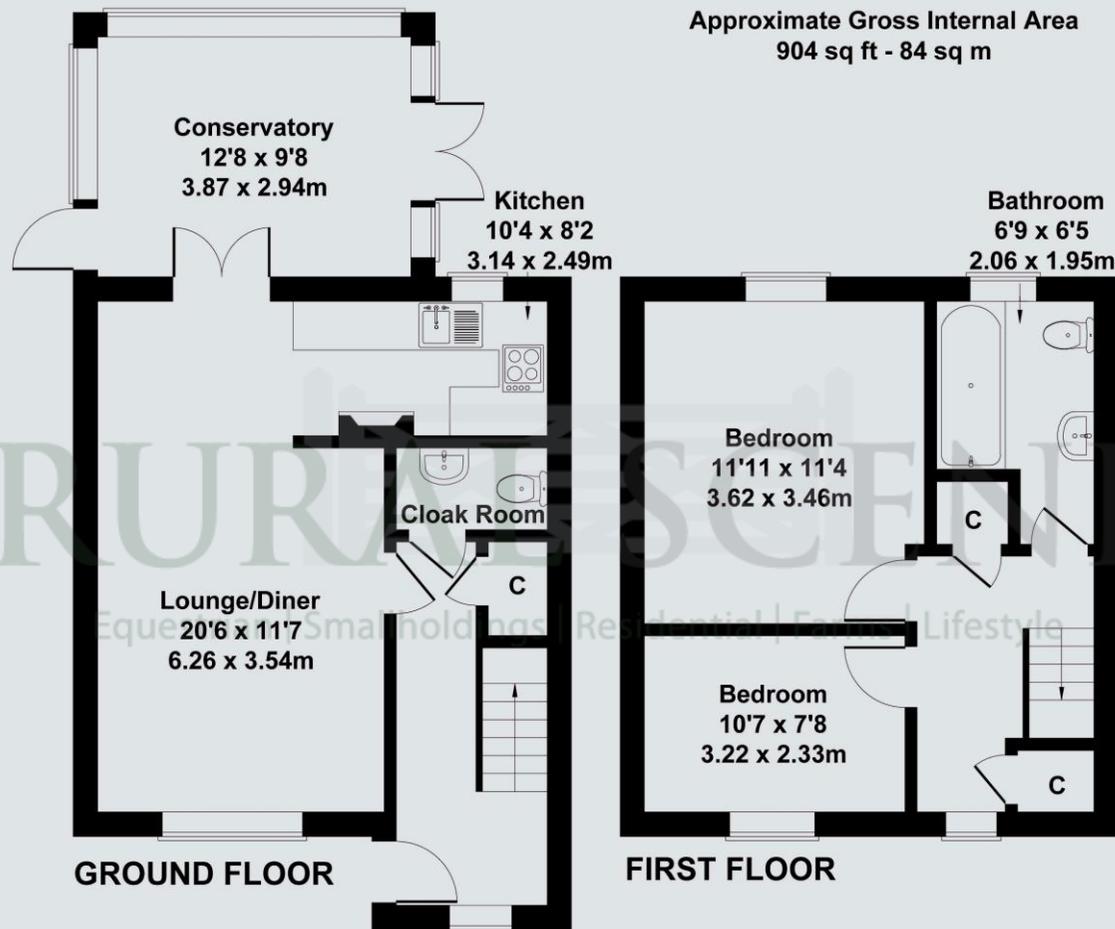
**The Grazing Land** is mainly level and subdivided by post & rail / electric fencing into manageable paddocks. A galvanised gate leads into a second field of approx. one acre which is currently used for hay cropping. There is side access track to exit out for hacking and field maintenance etc.

**IN ALL APPROX. 3 ACRES**  
(About 1.2 Hectares)

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01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)





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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited 21 Lindsey Drive but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

NORTH LINCOLNSHIRE COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** D    **COUNCIL TAX** B

**DIRECTIONS**

From Crowle, head South-West on the A161. At the roundabout take the exit onto Mill Road, take the first right hand turn onto Lindsey Drive and follow it round the left-hand bend. The property will be found on the right-hand side in a cul-de-sac.

what3words ///warblers.refers.ready

Nb. The vendor advises there is an ongoing neighbour dispute at the property. Further details are available from the Agents/vendor.

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