



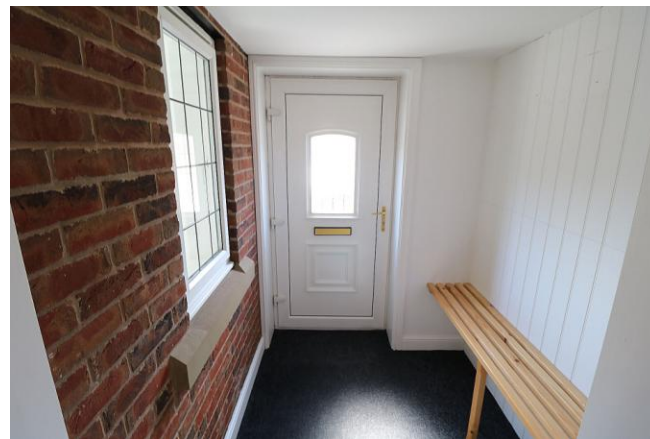
**4 The Croft,
Crowle, DN17 4GB**

- A deceptively spacious & beautifully presented detached bungalow ideally situated in the highly sought-after market town of Crowle. Tucked away at the end of a quiet cul-de-sac this immaculately maintained home is finished to a high standard throughout offering superb family accommodation. Briefly comprising entrance lobby, inner hallway, living room & 4 bedrooms, one ensuite & bathroom, additional inner hallway, living kitchen, utility room & WC. To the front there is a stoned area & driveway providing ample off-road parking. To the side a driveway extends leads down the side to a detached single garage. To the rear wooden gates open onto a paved patio area into the rear lawned garden with vegetable patch. At the end of the garage is a wooden outbuilding offering versatile usage options. At the far end of the garden is a covered 3-bay timber outdoor seating area. This exceptional property truly needs to be viewed to appreciate the quality of finish and generous space on offer. •
- 4-bedroom detached bungalow - Quiet Cul-de-sac location - Finished to a high standard - Well placed for local amenities - Ensuite facilities / family bathroom / WC - Deceptively spacious family home - Driveway with parking •

Price Region: £349,995

THE PROPERTY A deceptively spacious and beautifully presented detached bungalow, ideally situated in the highly sought-after market town of Crowle. Tucked away at the end of a quiet cul-de-sac, this immaculately maintained home is finished to a high standard throughout and offers superb family accommodation. Early viewing is highly recommended, and the property is offered with no upward chain. The accommodation briefly comprises an entrance lobby leading into an inner hallway, a generous living room and four well-proportioned bedrooms, including a principal bedroom with ensuite. There is also a modern family bathroom, an additional inner hallway, and an impressive open-plan living kitchen, complemented by a utility room and cloakroom. Externally the front of the property features a stoned area alongside a driveway providing ample off-road parking. The driveway extends down the side of the bungalow, leading to a detached single garage with up-and-over doors and a personal side entrance. To the rear a wooden gate opens onto a paved patio area which flows into a well-maintained lawn garden complete with a small vegetable patch. Attached to the rear of the garage is a substantial wooden outbuilding, offering versatile usage options. At the far end of the garden, there is an impressive covered three-bay timber outdoor seating area, ideal for entertaining, barbecues, or even housing a hot tub, with power supply already in place. This exceptional property truly needs to be viewed to appreciate the quality of finish and generous space on offer.

ENTRANCE LOBBY Door opens into the entrance hall with exposed brick walls. Internal window with stone sills leads into the living room.



INNER HALLWAY Loft access. Radiator with wooden cover. Laminate flooring. Built in storage cupboard.



LIVING ROOM 15' 5" x 13' 0" (4.715m x 3.964m) Front facing window. Media wall with electric fire and recess to house the television. Downlights. Radiator.



BEDROOM 2 11' 7" x 8' 5" (3.553m x 2.570m) Front facing window. Fitted mirror fronted wardrobe. Radiator



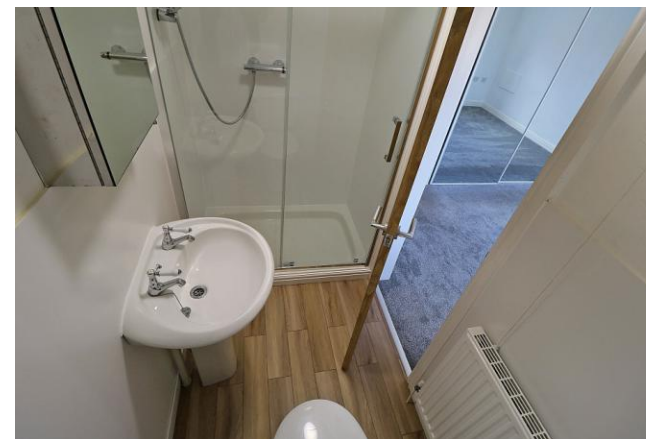
BEDROOM 3 11' 7" x 6' 11" (3.546m x 2.133m) Side facing window. Radiator.



BEDROOM 1 11' 7" x 11' 4" (3.545m x 3.467m) Rear facing window. One wall of fitted mirror fronted wardrobes. Radiator.



ENSUITE Pedestal wash basin with vanity mirror over. Low level WC and shower cubicle. Laminate flooring. Radiator.



BATHROOM 8' 0" x 6' 5" (2.460m x 1.974m) Side facing window. Vanity sink unit with cupboards and display top incorporating WC. Bath with rain and hand shower over and folding side screen. Built-in storage. Vertical heated towel rail.



ADDITIONAL INNER HALLWAY Laminate flooring. Radiator with cover.

BEDROOM 4 9' 6" x 8' 9" (2.899m x 2.677m) Side facing window. Laminate flooring. Built-in wardrobes with mirror fronts. Radiator.

LIVING BREAKFAST KITCHEN 23' 0" x 19' 1" (7.017m x 5.841m) Rear facing by-folding doors opening onto the patio and garden. A range of modern fitted base and wall cupboards with pan drawers. Quartz worktop with up turns incorporating one and half stainless steel undermount sinks with mixer taps. Toughened glass splash back. Induction hob and built in oven with separate grill. Recess with side and high-level cupboards housing fridge freezer. Central island breakfast bar with cupboards under. Integrated dishwasher. Kickboard with lights. Vertical radiators. Herringbone LVT flooring. Downlights. Side entrance door.



UTILITY ROOM 12' 1" x 6' 0" (3.701m x 1.849m) Side facing window. Fitted base cupboards with worktop incorporating one and half stainless steel bowl single drainer with tap. Larder cupboard and display shelving. Herringbone LVT flooring. Provision for washing machine and tumble dryer. Loft access. Radiator.

WC Side facing window. Floating vanity sink with tiled splash back. WC. Radiator. Herringbone LVT flooring.

OUTSIDE Externally the front of the property features a stoned area alongside a driveway providing ample off-road parking. The driveway extends down the side of the bungalow, leading to a detached single garage with up-and-over doors and a personal side entrance. To the rear a wooden gate opens onto a paved patio area which flows into a well-maintained lawn garden complete with a small vegetable patch. Attached to the rear of the garage is a substantial wooden outbuilding, offering versatile usage options. At the far end of the garden, there is an impressive covered three-bay timber outdoor seating area, ideal for entertaining, barbecues, or even housing a hot tub, with power supply already in place.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: C

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236