

**GRICE &  
HUNTER**

**Chartered Surveyors  
Estate Agents & Valuers  
Est 1924**



## **55 Mill Road, Crowle, DN17 4LW**

• Detached Bungalow with rear south facing garden • Well regarded Mill Road location next to open countryside • Unspoilt open aspect to rear • 3 Bedrooms • Bathroom and Shower Room • Gas central heating • PVCu double glazing • Garage •



**£259,950**



A popular style of Detached Bungalow situated on the south side of Mill Road next to open fields to the rear. The property is about half a mile from the centre of Crowle which includes an excellent range of local facilities. Crowle is well situated being only 2 miles from junction 3 of the M180 and includes a local railway station at nearby Ealand.

**Accommodation** (room sizes approx. only)

**ENTRANCE PORCH** with storm exterior doors and double glazed door to:-

**RECEPTION HALL** with radiator.

**SHOWER ROOM** (3.56m x 0.73m) being fully tiled to walls and including wc and shower cubicle. Radiator and PVCu double glazed window.

**LOUNGE** (4.25m x 4.1m) with front facing PVCu double glazed bow window and radiator.

**DINING AREA** (3.0m x 2.54m) with radiator and double glazed sliding patio doors to:

**CONSERVATORY** (3.12m x 2.25m) being PVCu double glazed with sliding patio doors and side exterior door to garden. Radiator and tiled floor.

**KITCHEN** (3.18m x 2.98m) cream units with contrasting work tops including base and wall cabinets, 1 ½ bowl sink, integrated oven, hob and fridge. Radiator, tiled flooring, rear facing PVCu double glazed window and plumbing for dishwasher.

**SIDE ENTRANCE PORCH** with tiled flooring and Utility cupboard off with plumbing for washer.

**Inner HALL**

**BEDROOM 1** (3.57m x 3.47m) with full length built in wardrobes and matching dressing table/drawer unit, radiator and front facing PVCu double glazed window.

**BEDROOM 2** (3.60m x 3.0m) with radiator and rear facing PVCu double glazed window.

**BEDROOM 3** (2.58m x 2.42) with radiator and rear facing PVCu double glazed window.

**BATHROOM** (2.55m x 1.93m) fully tiled to walls and including bath, pedestal wash basin and wc. Radiator and PVCu double glazed window.

**OUTSIDE**

Front garden with dwarf walling to roadside and driveway/parking.

**Integral GARAGE** (4.9m x 2.9m) with electric light/power.

South facing rear garden with paved patio adjoining the Conservatory, steps down to the lawn with nicely established borders and open fields beyond.

Attached boiler room, outside water tap and access either side of the bungalow to the front.

**SERVICES (not tested)**

Mains water, electricity, drainage and gas. Gas central heating.

**LOCAL AUTHORITY**

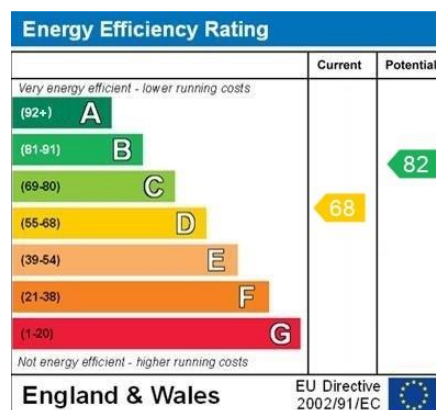
North Lincolnshire Council

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

**TENURE** Freehold.

**VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684







## Group

Approx. 117.1 sq. m



Total area: approx. 117.1

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