

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



3 Wyvern Close, Crowle, DN17 4NW

- A nicely proportioned Detached Bungalow • 3 Double Bedrooms • Dining Kitchen • Gas Central Heating • Attached Garage • PVCu Double Glazing • Garage with electric door •
- PVC fascias/soffits • Well regarded position off Mill Road •



£249,950 NO CHAIN



An early 1970s Detached Bungalow of good overall size and occupying a favourable position just off Mill Road being only half a mile from Crowle market place with an excellent range of local facilities.

Accommodation (room sizes approx. only)

Entrance HALL radiator.

INNER HALL opening to wide central hallway.

LOUNGE (4.95m x 3.20m) with front bay PVCu double glazed window, 2 radiators and open stone fireplace.

DINING KITCHEN (4.70m x 3.0m) extensive base and wall cupboards with work tops, 1 1/2 bowl sink, integrated oven and 4 ring hob, island dining table and built in fridge. Radiator, tiled flooring, front and side PVCu double glazed windows and Worcester wall mounted central heating boiler. Plumbing for washer and dishwasher.

BEDROOM 1 (4.20m x 3.0m) with radiator and rear facing PVCu double glazed window.

BEDROOM 2 (3.66m x 3.0m) with radiator and rear facing PVCu double glazed window.

BEDROOM 3 (3.0m x 3.0m) with radiator and side facing PVCu double glazed window.

BATHROOM (2.70m x 3.20m) being fully tiled to walls and floor, including bath with plumbed in Aqualisa shower over, pedestal wash basin and toilet. Towel radiator, PVCu double glazed window and airing cupboard.

OUTSIDE

Front garden with block paved driveway leading to the Attached brick **GARAGE** (5.10m x 2.57m) with electric door and PVCu double glazed window.

To the rear of the garage there is an Open-sided **Store place** and Toilet with wc, wash basin, PVCu window and door.

Low maintenance rear garden. External lighting and water taps.

SERVICES

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

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'C' (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		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 99.4 sq. metres (1069.6 sq. feet)



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