



**64 Godnow Road,  
Crowle, DN17 4EE**

● 3-bedroom detached home with great potential. While the property requires some sympathetic finishing it offers an ideal chance for buyers to add their own style. Situated in the popular market town of Crowle with the benefit of a range of local amenities including shops, schools, medical facilities & dentist. Also good access for motorway networks. Briefly comprises entrance porch, reception hall, living/dining room, sitting room & dining kitchen. First floor with 3 bedrooms, family bathroom & an additional under-eaves storage room. To the front of the property features a wooden fenced boundary with gated access to a stone block-paved driveway with ample parking. A further gate leads to an additional driveway area. Rear garden includes a patio area & a range of wooden sheds/storage all enclosed by fencing. Offered with no onward chain this property presents an exciting project with plenty of scope to finish & personalise. Viewing is a must to appreciate the opportunity on offer! ●

● 3-bedroom detached house - Requiring sympathetic finishing off - Entrance porch / Reception hall - Living-dining room / Sitting room - Dining living kitchen / Landing - 3 Bedrooms / Bathroom / Storage room - Range of wooden sheds and storage ●

**Price Region: £315,000**

## THE PROPERTY

**ENTRANCE PORCH** Brick base with side entrance door. Front and side facing windows. Personal door and glass side screens leading into: -

**RECEPTION HALL** Tiled floor. Staircase leading to the first floor with bedrooms and bathroom.



**LIVING ROOM/DINING ROOM** 13' 5" x 13' 4" (4.105m x 4.079m) Rear facing patio door. Television point. Radiator. Open plan through to: -



**SITTING ROOM** 13' 11" x 10' 11" (4.243m x 3.335m) Front facing window. Open grate fire with marble inset and hearth. Solid wood decorative fireplace surround. Radiator.



**DINING LIVING KITCHEN** 24' 6" x 16' 4" (7.469m x 4.991m) L-shaped split-level room with double aspect windows and side entrance door. Fitted base and wall units with drawers and corner display shelving. Marble worktop incorporating one and half bowl single drainer with mixer taps and tiled splash backs. Halogen hob and built in oven and grill. Provision for white goods. Radiator.



**LANDING** Side facing window. Loft access.



**BEDROOM 1** 13' 4" x 11' 7" (4.077m x 3.535m) Rear facing window with open views over paddocks. Laminate flooring. Radiator.



**BEDROOM 2** 11' 7" x 10' 11" (3.536m x 3.345m) Front facing window. Built-in storage/wardrobe. Recess with shelving. Laminate flooring. Radiator.



**BEDROOM 3** 8' 5" x 7' 9" (2.572m x 2.380m) Front facing window. Laminate flooring. Radiator.



**BATHROOM** 8' 4" x 6' 3" (2.548m x 1.913m) Front facing window. Vanity sink unit with cupboard and drawers and WC. Walk-in double shower with hand and rain shower heads. Half tiled walls. Vertical heated towel rail.



**STORAGE** 9' 3" x 8' 6" (2.830m x 2.613m) Under eaves have been opened up for storage and provision for machine.

**OUTSIDE** Externally, the front of the property features a wooden fenced boundary with gated access to a stone and block-paved driveway, providing ample parking. A further gate leads to an additional driveway area. The rear garden includes a patio area and a range of wooden sheds/storage, all enclosed by fencing, along with outside lighting and a water tap.



**SERVICES:** Mains water, electricity, drainage and oil.

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: C

**TENURE:** Freehold assumed

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