

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



56 High Street, Crowle, DN17 4LD

• A 4 bed Detached Cottage in Conservation Area setting • Brand new Bathroom • 3 Reception Rooms • Ground floor Shower Room • Gas Central Heating • Recently renovated • Handy for local amenities • Private enclosed rear courtyard • Convenient for central Crowle



£165,000 NO CHAIN



Accommodation (room sizes approx. only)

Ground floor

DINING ROOM (4.37m max x 3.40m into bay) with PVCu exterior entrance door, rear facing PVCu double glazed low bay window and radiator.

LOUNGE (6.32m x 3.63m) with front facing PVCu double glazed windows. Period style fire surround with marble hearth and 2 radiators.

SNUG (4.62m x 2.35m max) with period style fire surround, front facing PVCu double glazed window and radiator.

INNER HALLWAY with stairs off and under stairs storage cupboard.

SHOWER ROOM (2.36m into shower x 0.80m) with shower cubicle with folding door, wash basin, toilet, Aqua board to walls, PVCu double glazed window, radiator and extractor fan.

KITCHEN (4.19m x 2.64m) including base and wall storage cabinets, work tops, stainless steel sink, space for Range oven and fridge freezer, plumbing for washer and dishwasher, open storage shelving, PVCu double glazed window, exterior door and radiator.

First Floor

LANDING with storage cupboard

BEDROOM 1 (4.15m x 2.70m) Rear facing PVCu double glazed window and radiator.

BEDROOM 2 (3.05m min x 3.66m) Front facing PVCu double glazed window and radiator.

BEDROOM 3 (3.33m x 2.74 m max) Front facing PVCu double glazed window and radiator.

BEDROOM 4 (4.64m x 2.46m max) Front facing PVCu double glazed window and radiator.

BATHROOM (2.12m x 1.68m) comprising bath with hand held shower, wash basin and toilet. Fully tiled to walls, PVCu double glazed window and two sky light windows and radiator.

OUTSIDE

Fully enclosed private courtyard with gated access to front and rear.

SERVICES (not tested)

- Mains water, electricity, drainage and gas.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'B' (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		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 126.3 sq. metres (1359.9 sq. feet)

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