



## **Haven Lodge, 1 Ashfield Court, Crowle, DN17 4TF**

- Deceptively spacious 4/5 Bedroom Detached House on larger than average plot
- 4 Double first floor Bedrooms
- Main Bedroom with En-Suite Bathroom
- Excellent family Bathroom
- Dining Kitchen
- Generous Lounge and Dining
- PVCu Conservatory
- Gas central heating
- PVCu Double Glazing
- Superb rear garden

A modern detached house, being the former show home, occupying a well proportions plot near to the Wharf Road end of this highly regarded development. The house offers very good sized family accommodation including:

- Reception Hall with Cloakroom off
- Ground Floor Study or 5<sup>th</sup> Bedroom
- Lounge with separate Dining
- Dining Kitchen
- Conservatory with pleasant garden views
- Built in wardrobes to all Bedrooms
- Impressive family Bathroom

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

##### Ground Floor

**ENTRANCE HALL** with modern composite door to front, radiator and understairs storage cupboard.

**LOUNGE** (4.80m x 3.55m) with front facing bay window, attractive stylish fireplace with coal effect gas fire and radiators.

**DINING area** (3.46m x 3.0m) with radiator and PVCu double glazed patio doors to the Conservatory.

**DINING KITCHEN** comprising:

**Kitchen Area** (4.52m x 2.40m) base and wall cabinets with contrasting work tops, 1 1/2 bowl sink, integrated double oven and 5 ring gas hob with canopied extractor hood over. Space for fridge, plumbing for dishwasher, rear garden outlook and PVCu double glazed door to Conservatory.

**DINING Area** (2.58m x 2.33m) with radiator and window to Conservatory.

**Inner HALL** with PVCu double glazed door to the Garage.

**STUDY/5<sup>th</sup> BEDROOM** (3.76m x 2.47m) with radiator and front facing window.

**CONSERVATORY** (5.25m x 3.75m) PVCu double glazed with exterior door to the garden.

##### First Floor

**LANDING** with airing cupboard, storage cupboard and access to part boarded roof space.

**BATHROOM** (2.72m x 2.13m) fully tiled to walls and including cabinet wash basin and toilet, large shower cubicle, panelled bath. Vertical towel radiator and electric shaver point.

**Main BEDROOM** (3.60m x 3.34m) with radiator, front facing window and built in double wardrobe.

**EN-SUITE** (2.65m x 1.67m) including 'p' shaped bath/shower, cabinet wash basin, toilet, towel radiator and fully tiled walls. Side facing window.

**BEDROOM 2** (3.16m x 2.67m) with single built in wardrobe, radiator and rear garden outlook.

**BEDROOM 3** (3.32m x 2.50m) with radiator, rear facing window and built in double wardrobe.

**BEDROOM 4** (3.38m x 2.92m) with two front facing windows, radiator and built in double wardrobe

##### OUTSIDE

Front garden with double width driveway parking.

**GARAGE** (5.55m x 2.50m) with up and over door, gas central heating boiler and PVCu double glazed door to rear garden. Loft storage space.

Large and private rear garden including paved terrace adjoining the house, secluded side paved area with timber garden shed, gated access to the front garden with further garden shed. Outside lighting.

##### SERVICES (not tested)

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

##### LOCAL AUTHORITY

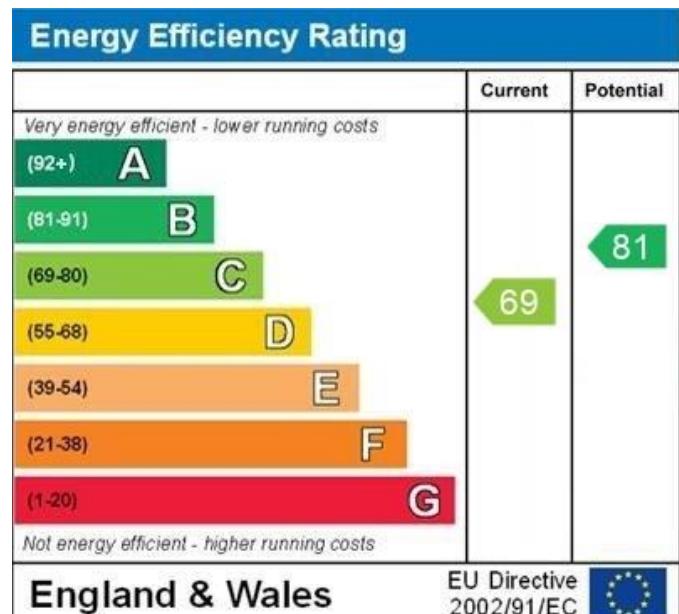
North Lincolnshire Council

##### COUNCIL TAX Band 'E' (on-line enquiry)

**TENURE** Freehold.

##### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





**Ground Floor**  
Approx. 107.6 sq. metres (1158.4 sq. feet)



**First Floor**  
Approx. 64.0 sq. metres (689.0 sq. feet)



Total area: approx. 171.6 sq. metres (1847.4 sq. feet)

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