



## 1 Elizabeth Close, Crowle DN17 4DN

- Modern detached 3 bed en-suite house • Integral garage + parking •
  - Newly re-styled kitchen and bathroom •
  - Conservatory • Gas central heating • PVC double glazing •
  - Enclosed rear garden • Close to excellent Crowle amenities •

## Accommodation

**Reception LOBBY** with tiled floor and radiator

**LOUNGE** (4.7m x 3.4m) front outlook, 2 radiator, TV provision and smoke detector.



**KITCHEN/DINER** (3.9m x 3.4m) newly re-styled with tile floor, bi-fold doors to communicating conservatory, radiator, units in light grey with natural wood effect tops, white enamel sink and mixer tap, **integral oven, hob and fan**, space for washer and tall fridge, splash tiling, etc....

**CONSERVATORY** (3.6m x 2.8m) tiled floor to match the kitchen, radiator and French window to garden.

### Stairs LOBBY

**CLOAKS** with radiator, toilet and wash hand basin.

**1<sup>st</sup> floor LANDING** with smoke detector and linen cupboard.

**MAIN BEDROOM and EN-SUITE** (4.2m x 3.3m) front facing with radiator and TV point.

**EN-SUITE** containing cubicled shower, wash basin and toilet, part tile décor, fan, radiator and grey flooring with complementary décor.

**DOUBLE BEDROOM 2** (4.1m x 2.8m) also front facing with radiator



**LARGE BEDROOM 3** (3.5m x 2.3m) rear facing with radiator.

**OUTSIDE** corner spot in this established residential setting with forecourt parking in front of the **integral single GARAGE**.

Secure enclosed rear garden with lawn and paving.

### SERVICES (not tested)

All mains services, gas central heating to radiators.

### LOCAL AUTHORITY

North Lincolnshire Council

### COUNCIL TAX

Band 'C' (on-line enquiry)

### TENURE

Freehold assumed

### VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684/07484915576

23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
Fax: (01427) 873011  
epworth@gricehunter.co.uk

7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
Fax: (01302) 342942  
doncaster@gricehunter.co.uk

20 Oswald Road,  
Scunthorpe DN15 7QJ  
Tel: (01724) 866261  
Fax: (01724) 853664  
scunthorpe@gricehunter.co.uk

Isle of Axholme  
Marketing Coordinator  
07483100988

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