

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 8 Cross Slack, Crowle, DN17 4LY

- Extended 3 bed semi detached early 20<sup>th</sup> century house with huge living space •
- Retained “period” character and immaculately presented • Mature very private garden with outhouses
  - Off road 3 car parking and space for garage • Quiet setting •
  - Gas central heating • Security system • PVC double glazing •



**£235,000**



**CROWLE** is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole and the Robin Hood International Airport. There is a local Railway Station and access to the M180 (J2) motorway network is only 1 ½ miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council “local link” office, library, new leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, nearby Lincolnshire Golf Course, extensive nearby nature reserve and 7 Lakes Country Park.

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

**RECEPTION HALL** lovely period staircase leading off (with cloaks cupboard beneath) covered radiator, oak laminate flooring, and tall ceiling height (a period feature extending virtually throughout).

**SITTING ROOM** (3.7m x 3.7m min) of bay window character with oak laminate flooring, 2 radiators, cornice work, TV provision, side facing window to garden outlook and substantial chimney breast with recessed cast iron multi fuel stove in mantelled surround. Open plan approach to:-



**LOUNGE/DINER** (5.7m x 3.6m) with oak laminate flooring, 2 radiators, TV provision, side garden outlook, full height open display fitted unit and glazed partition with double doors to:-

**KITCHEN/DINER** (6.7m x 5.2m – 2.7m) oak laminate flooring to the Diner section, 2 radiators, garden views “Cornish slate” tile floor to the Kitchen section and oak quality units with contrasting counter tops, 1 ½ bowl sink and mixer tap, **integral double oven, hob, canopied fan, fridge, freezer, dish washer**, under cabinet lighting splash tiling, multi down lights, etc.



Rear **ENTRANCE HALL** with tiled floor extending to:

**SEPARATE TOILET** (1m x 1.2m)

**UTILITY ROOM** (2.7m x 1.2m) with base cupboards, counter top and provision for laundry appliances.

Feature period spindled staircase to:

**FIRST FLOOR**

**LANDING** with easy access to vast roof space.

Restyled **BATHROOM** (2.6m x 1.5m) with tiled décor, fan, white suite including shower bath (with rain shower, hand spray and curve line screen), toilet and wash basin (with mixer tap) and tall radiator.

Front **BEDROOM 1** (3.7m x 3.7m) vintage radiator .



Rear **BEDROOM 2** (2.9m x 3.6m) linen and boiler cupboard and vintage radiator.



Rear **BEDROOM 3** (2.7m x 2.7m) with vintage radiator.

## OUTSIDE

Front walled garden with ornamental plantings. 3 car abreast car parking to the wide frontage. Garage space.

Enclosed rear/side wrap round private garden with lawns, outdoor terrace, raised beds, leafy borders, outside lighting and water tap.

Alarmed out houses including:-

**Brick store** (2m x 2.7m)

**Timber potting shed** (1.9m x 2.5m)



## 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 assumed.

## VIEWING

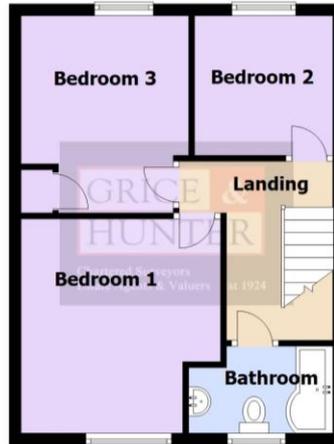
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



### Ground Floor

Approx. 67.3 sq. metres (723.9 sq. feet)



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