

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 36 Queens Drive, Crowle, DN17 4DL

- Modern 3 bed Linked Detached House • Conservatory addition •
- Landscaped rear south facing garden • Feature Leisure/BBQ Outbuilding and sun awning •
- Garage and good off road parking • PVC double glazing • Gas central heating •



**£165,000**



**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)

## **Ground Floor**

### **Main front Entrance**

**Reception HALL** with mat well, laminate wood floor, smoke detector and radiator, staircase leading off.

**CLOAKS/VANITY Room** (1.4m x 1.1m) with disabled access, tiled floor, toilet, wash hand basin and central heating boiler.

**Through LOUNGE** (5m x 2.9m) oak laminate flooring, radiator, wall mounted TV provision, wall mounted electric pebble fire, small window to the front outlook and french rear windows opening to:-



**CONSERVATORY addition** (approx. 3.3m x 2.5m) with grey tiled floor, vertical blinds to garden views, french windows opening to patio, sun reflective domed roof, electric light/fan and numerous power points.

**KITCHEN/DINER** (3.4m x 3.8m) tiled floor, rear garden outlook and back door, radiator, under stairs storage cupboard, base and eyelevel kitchen units in light wood with granite effect countertop, tiled splash and areas. 1 ½ stainless steel sink, slide in/under provision for laundry appliances, dishwasher and fridge freezer, etc.

**Integrated fan assisted electric oven and 4 ring gas hob beneath canopied fan,**



Turning spindled staircase to

## **First Floor**

**LANDING** with smoke detector, radiator and all rooms leading off.

**Double BEDROOM 1** (2.9m x 3.8m) rear garden and leafy outlook, radiator and tv provision.

**BATH/SHOWER ROOM** (1.8m x 2.6m) 'P' shaped shower bath with mixer tap and curveline screen, integrated toilet and wash basin in vanity unit, tiled floor and décor, multi downlights, chromium towel radiator and extractor fan.



**Double BEDROOM 2** (2.9m x 2.6m) rear facing with radiator and access to the roof space.

**Good sized BEDROOM 3** (2.5mx 2.2m) front facing with radiator and over stairs cylinder and airing cupboard.

## OUTSIDE

The property occupies a corner position at the foot of the cul-de-sac with front garden, generous driveway parking in front of solid double gates opening to further secure parking in front of the brick and tiled single **GARAGE** (5m x 2.7m) with electric light/power and up and over door . Private rear patio, sun awning, fake lawn area and further patio. Leisure Building of brick and pitched roof construction with open sides, inbuilt bbq, downlights and tiled counters.

Outside lighting and water tap.



## SERVICES (not tested)

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

## LOCAL AUTHORITY

North Lincolnshire Council

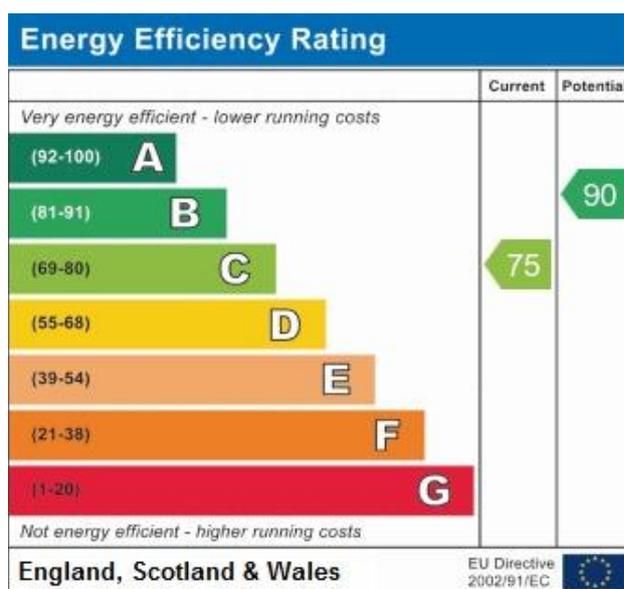
**COUNCIL TAX** Band 'C' (on-line enquiry)

## TENURE

Freehold assumed.

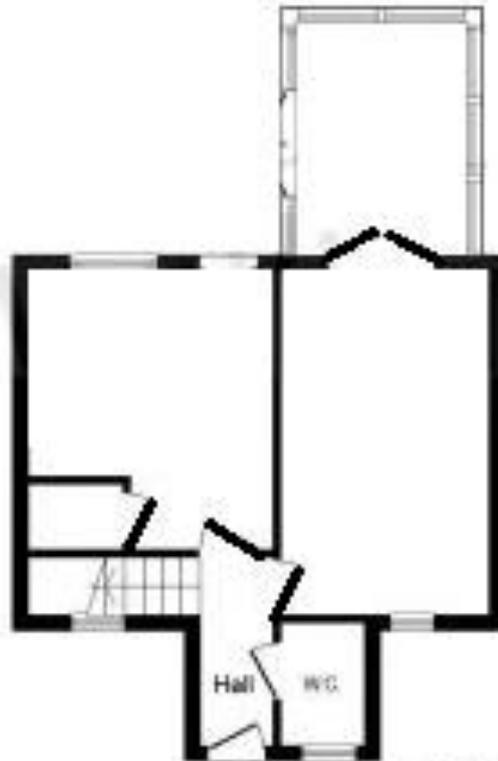
## VIEWING

Strictly by prior appointment through  
Grice & Hunter  
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**First Floor**



**Ground Floor**

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South Axholme  
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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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