

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



6 Holland Avenue, Crowle, DN17 4BD

- 5 Bedrooms (2 En-Suite) • Executive style large detached family house •
- Newly restyled designer Kitchen and Bathroom • Separate Lounge and Dining Room and Conservatory • Landscaped low maintenance gardens (south at rear) • Gas c/h •
- Double Garage • PVC double glazing • Select cul-de-sac setting •



£329,000



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

COVERED ENTRANCE

RECEPTION HALL tiled floor and boarder, radiator, smoke detector, down lights, double garage leading off.

Restyled KITCHEN (2.8m x 5.3m) white base and wall units, grain effect counter top, colour co-ordinated sink and mixer tap, under cabinet lighting, **dishwasher, eye level double oven, gas hob, fan, fridge freezer, wine cooler**, radiator, front outlook, external door.



CLOAKS with toilet and wash basin, tiled floor and radiator.

Rear LOUNGE (5m x 4m) radiator, feature lighting, wall mounted TV, wired for surround sound and french window to garden.



DINING ROOM (3.8m x 2.9m) tiled floor, radiator and access to:-



CONSEVATORY (3.8m x 3m) tiled floor, garden access, blinds and sun reflective roof with ventilator.



LANDING with cupboards and radiator.

BEDROOM 1 and EN-SUITE (4.8m x 4.2m) king size with front outlook, radiator, fitted wardrobe and vanity furnishings, TV provision.



EN-SUITE remodelled with tile décor, doorless entry shower, integrated WC and wash basin in vanity unit, towel radiator, down lights, fan, shaver point etc.

Main BATHROOM (1.8m x 2.2m) styled with tile décor, double ended bath with hand spray, integrated wc and wash basin in vanity unit, towel radiator, down lights, fan etc.



BEDROOM 2 (3.m x 3m) rear facing with radiator.

BEDROOM 3 (2.m x 3m) rear facing with radiator.

BEDROOM 4 and EN-SUITE (3.2m x 3.4m) rear facing with radiator and TV provision.

EN-SUITE with corner shower, wash basin and toilet, radiator, fan etc.

BEDROOM 5 (4.8m x 2.6m) grey wood grain flooring, range of fitted wardrobes, radiator and TV provision.

OUTSIDE

South facing to the rear in cul-de-sac setting with forecourt parking for 2 cars in front of **DOUBLE GARAGE** with communicating door to the interior.

Mature front lawned garden and gated all round access. Outside lighting and water tap. Landscaped rear garden with **Shed** and outdoor dining terrace overlooking quality artificial lawn ideal for sun bathing and recreation.



SERVICES (not tested)

All mains services.

Gas central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

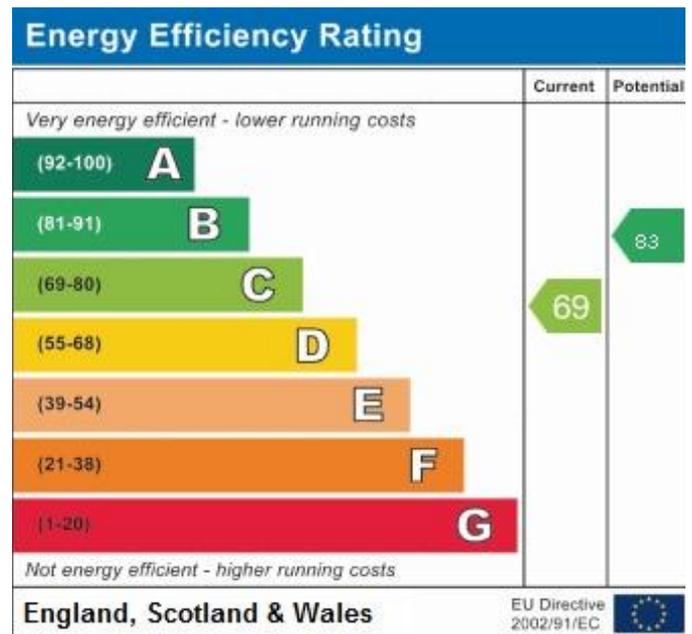
COUNCIL TAX Band D (on-line enquiry)

TENURE

Freehold assumed.

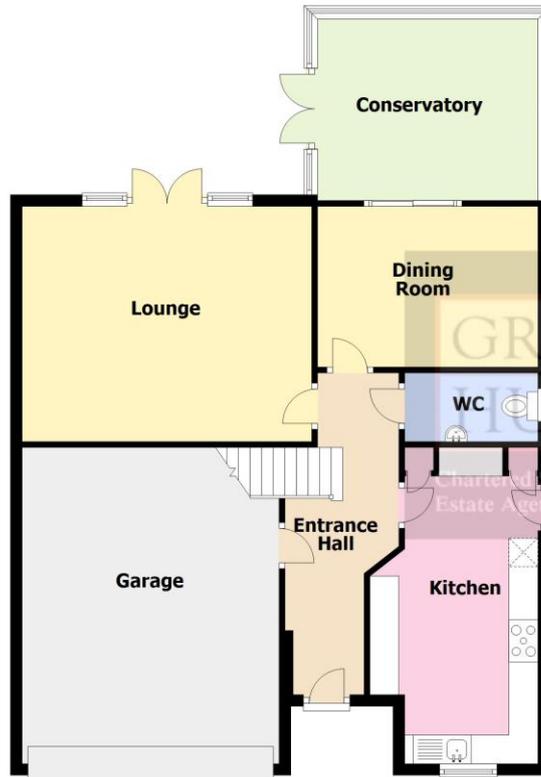
VIEWING

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



Ground Floor

Approx. 96.1 sq. metres (1034.2 sq. feet)



First Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



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