

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 1 Fox Terrace, Ealand, DN17 4LD

- A traditional 2 Bedroom End Terrace House • Deep south facing garden • Useful Studio/Office building with Toilet • Gas Central Heating • PVCu Double Glazing • Recently decorated and new carpets • Only one mile from Crowle • Within walking distance of Crowle Railway Station •
- 2 miles from Junction 2 M180 •



**£139,950 NO CHAIN**



Ealand is well situated being close to the excellent range of local facilities in the nearby town of Crowle and only two miles from the M180 allowing ready commuting access to Doncaster, Scunthorpe and regional centres. The village also has the benefit of a local railway station and includes the extensive Seven Lakes Holiday Park.

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

### Ground Floor

**ENTRANCE PORCH** (4.13m X 1.78m) of good size with PVCu double glazed door and tiled flooring.

**KITCHEN** (3.2m x 3.97m) base and wall cabinets with 1 ½ bowl sink, dining island, plumbing for washer and dishwasher, range cooker, radiator and Logic central heating boiler. Understairs cupboard, towel radiator and staircase off.

**LOUNGE** (4.88m x 4.0m) with covered radiator and PVCu double glazed patio doors to rear garden.

### First Floor

#### LANDING

**BEDROOM 1** (4.9m x 4.0m) with covered radiator.

**BEDROOM 2** (3.23m x 2.15m) with covered radiator.

**BATHROOM** (2.24m x 1.70m) fully tiled to walls and including bath with plumbed in shower, wash basin and toilet. Covered radiator and tiled flooring.

### OUTSIDE

There is a long south facing garden to the front of the house having a gated access to New Trent Street. The garden includes a useful shed/kennel/summer house and with brick built barbeque, etc.

To the rear of the house there is a shared access adjacent to which is a:-  
**STUDIO/OFFICE** (4.7mx 3.5m overall) of traditional brick and pantile construction including a separate **TOILET** with wc and wash basin. Electric radiator heating, PVCu double glazed windows and door.

### SERVICES (not tested)

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

### LOCAL AUTHORITY

North Lincolnshire Council

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

**TENURE** Freehold.

### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684.

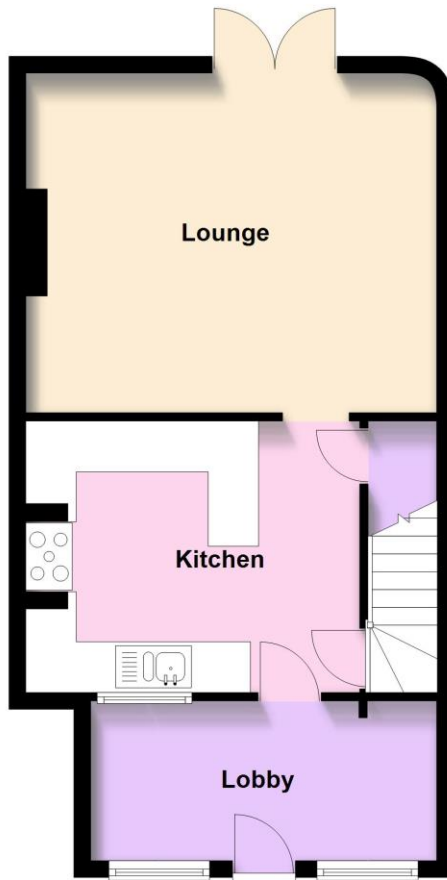
| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>81 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>64 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |





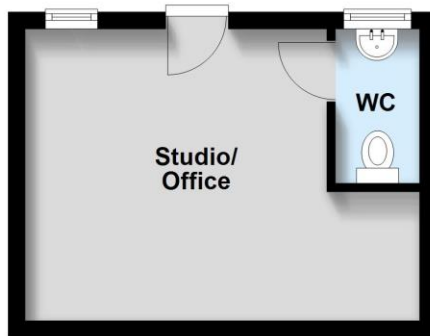
## Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



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