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Price Guide
£300,000

58 Mill Road

Crowle, Scunthorpe, North Lincolnshire, DN17 4LN
3 Bedroom Detached Bungalow

EPC Rating: E



- ✓ BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- ✓ SOUTH FACING LOUNGE
- ✓ ATTRACTIVE DINING/BREAKFAST KITCHEN
- ✓ THREE FAMILY SIZED BEDROOMS
- ✓ GENEROUS LANDSCAPED REAR GARDEN
- ✓ NO CHAIN



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An outstanding individual detached bungalow enjoying a pleasant position towards the north eastern fringe of this highly desirable market town of Crowle. Built around the 1970s in cavity brickwork beneath the tiled pitched main roof and having a pleasing broad south facing principal elevation featuring a lounge built chimney breast, the bungalow is well planned and offers spacious yet comfortable living accommodation which would appeal to a variety of purchases. Features to note including a spacious front Main Lounge, three excellent sized Bedrooms, an attractive fitted Dining/ Breakfasting Kitchen which leads through to a rear Conservatory extension with cloakroom which takes full advantage of the integral garage and to the side of the garage is a potential space to erect a carport or further garage if required (subject to Local Authority approval).



Crowle is a sought-after market town in the Isle of Axholme within North Lincolnshire and lies on the A161 some 8 miles west of the neighboring town of Scunthorpe. The town offers a good range of facilities including excellent schooling and within in the historic Market place a selection of local shops including a Lincolnshire Co-Op store. The 7-Lakes Country Park is situated on the southern edge of the town in the neighboring village of Ealand, where there is also a railway station which lues on the Scunthorpe to Doncaster line. Junction to the M1 motorway network is within a short driving distance providing easy access to other parts of North Lincolnshire and Yorkshire.



Beautifully presented throughout and well worthy of an internal inspection the property offers the following accommodation.

SPACIOUS RECEPTION HALL

With uPVC double glazed entrance door with adjoining sidelight, parquet block flooring, coved moulding to the ceiling, thermostatic control a fitted floor to ceiling cloak/storage cupboard and leading through to a;



PLEASANT MAIN LOUNGE

Measures approx. 5.47m x 4.56m (17' 11" x 15' 0"). With a broad south facing uPVC double glazed picture window, parquet blocked flooring, coved molding to the ceiling attractive briquette tiled fireplace with an open fire and grate and with polished mahogany top and leading through to an;



ATTRACTIVE FITTED DINING ROOM/KITCHEN

Measures approx. 5.63m x 3.04m (18' 6" x 10' 0") reducing to 2.68m (8' 10"). The kitchen area enjoys a good range of matching high and low level fitted kitchen units with medium oak style door fronts, patterned working surfaces with an inset stainless steel one and half single bowl sink unit with mixer tap block, space for a cooker, coved moulding to the ceiling, rear uPVC double glazed window enjoys a pleasant outlook onto the rear gardens, plumbing for an automatic washing machine, side uPVC double glazed entrance door with above top light. The breakfast/dining area enjoys a further range of high and low level kitchen units incorporating a leaded glass display cabinet and a 90 degree opening. Leads through to a;



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GOOD SIZED CONSERVATORY/ SUNROOM

Measures approx. 4.9m x 3.1m (). With a pleasant outlook onto large and nicely established gardens, broad rear and side uPVC double glazed windows and double opening French doors leading out onto the rear gardens, PVC clad roof and leading off;

CLOAKROOM

Being half tiled and a matching suite in soft cream comprising a low flush WC, pedestal wash hand basin, half tiled walls with dado tile trim, uPVC double glazed window and PVC clad ceiling.

FRONT DOUBLE BEDROOM 1

Measures approx. 4.9m x 3.82m (16' 1" x 12' 6"). With a front uPVC double glazed window, coved moulding to the ceiling, attractive range of low level fitted bedroom furniture with light oak styled door fronts and corner display.

REAR DOUBLE BEDROOM 2

Measures approx. 3.65m x 3.8m (12' 0" x 12' 6"). With a rear uPVC double glazed window, coved moulding to the ceiling and a built in cupboard.

REAR DOUBLE BEDROOM 3

Measures approx. 2.92m x 3m (9' 7" x 9' 10"). With coved moulding to the ceiling.

EXCELLENT SHOWER ROOM

Measures approx. 2.14m x 1.9m (7' 0" x 6' 3"). With a matching suite in soft cream comprising a low flush WC, pedestal wash hand basin, a large corner bath with Bristen electric shower, ceramic tiled floor, rear uPVC double glazed window.

GARAGE

An integral single garage measures approx. 5m x 2.9m (16' 5" x 9' 6") internally with an up and over door to the driveway, a wall mounted Baxi combination gas fired central heating boiler (condensing boiler).

SERVICES

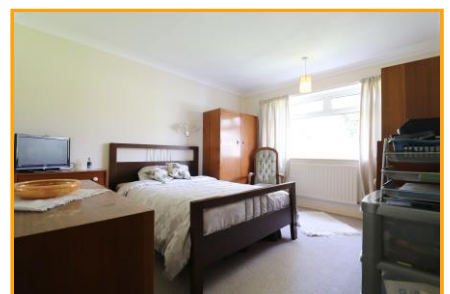
Mains gas, electricity, water and drainages are connected to the property.

CENTRAL HEATING

Gas fired radiator system to a modern Combination Boiler.

DOUBLE GLAZING

The property enjoys the benefit of uPVC double glazed windows and entrance doors.



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GROUNDS

The property stands in very attractive mature gardens of good size. There is a particularly spacious rear garden, extensive laid out to lawn with shaped borders with numerous shrubs and trees. There is a spacious timber decking area with a timber garden shed/store and a further paved patio area immediate to the rear of the bungalow. The broad front gardens are also neatly laid with a large lawned garden area with established borders with shrubs and trees and tarmac driveway leads onto the integral single double. The driveway is double in width providing parking spaces for several cars if required and a high level timber gate with fencing leads through to the further tarmacked area to the side of the bungalow which offers potential for a carport.

**** IMPORTANT ****

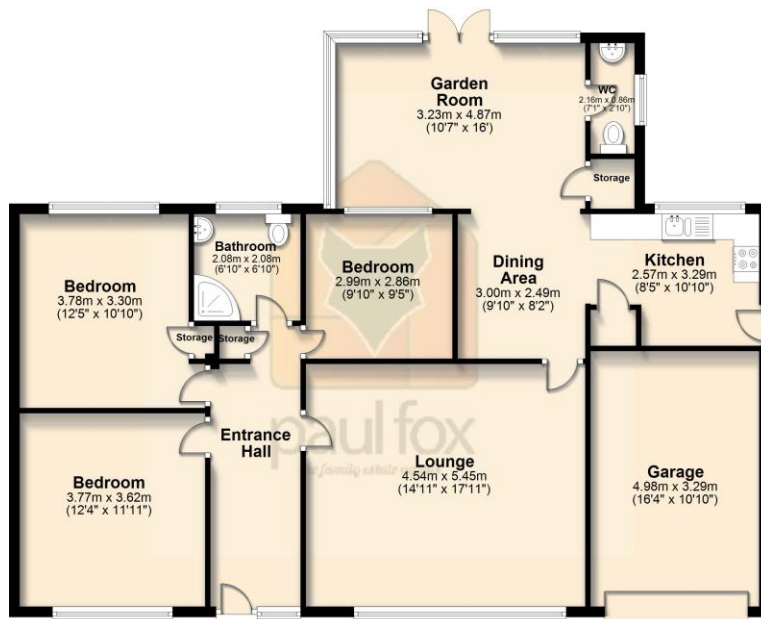
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Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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Ground Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.



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