



**paul fox**  
the family estate agents

Price Guide  
**£450,000**

EPC Rating: C

## 18 Crackle Hill,

Westwoodside, North Lincolnshire, DN9 2RF.

4 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME
- ✓ IMPRESSIVE OPEN PLAN LIVING/DINING KITCHEN
- ✓ 4 GENEROUS BEDROOMS WITH A MASTER EN SUITE
  - ✓ MAIN LOUNGE AND STUDY
- ✓ LARGE DRIVEWAY AND DOUBLE GARAGE
- ✓ HIGHLY DESIRABLE VILLAGE LOCATION
- ✓ BULLET



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## UN-APPROVED DRAFT BROCHURE

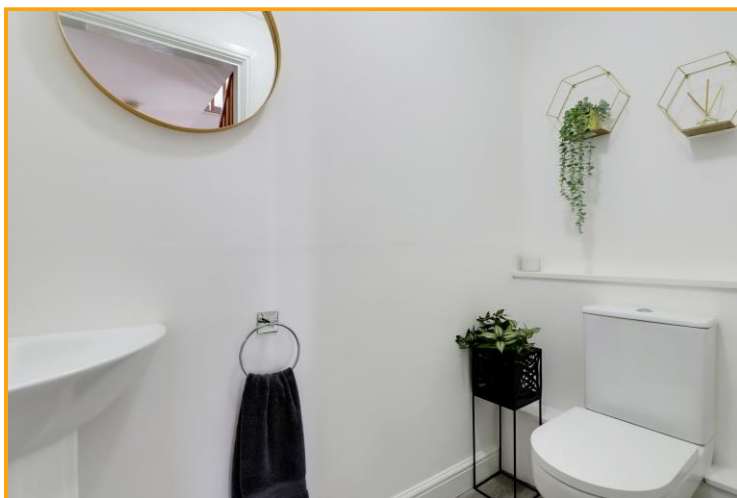
An impressive, detached family home situated within a highly desirable development enjoying stunning open views to the front. The well presented and planned accommodation is ideal for a modern family comprising, central reception hallway, cloakroom, rear living room with a feature fireplace, useful study, large open plan living/dining kitchen with a utility room. The first floor enjoys a central landing leading to 4 generous sized bedrooms with a master en-suite and an ain family bathroom.

### CENTRAL RECEPTION HALLWAY

With a stylish composite double glazed entrance door with three frosted windows, attractive laminate flooring, traditional straight flight staircase leads to the first floor accommodation with feature oak balustrading and matching twin newel posts and understairs storage cupboards and wall to ceiling coving.

### CLOAKROOM

Enjoys a two piece modern suite in white comprising low flush WC, corner fitted pedestal wash hand basin, wall to ceiling coving, ceiling extractor and continuation of attractive laminate flooring.



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## LARGE OPEN PLAN LIVING/ DINING KITCHEN

Measures approx. 4.17m x 7.67m (13' 8" x 25' 2"). Enjoying a dual aspect with front and rear uPVC double glazed windows, internal French oak and glazed doors allows access to the reception hallway and with continued attractive laminate flooring, TV point, wall to ceiling coving and inset modern LED spotlights. The stylish kitchen enjoys matching base, drawer and wall units with copper style button pull handles and complimentary wooden rolled edge working top surface that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, space for range cooker with overhead broad canopy extractor with downlighting and an internal oak door through to;



## UTILITY

Measures approx. 2.39m x 2.01m (7' 10" x 6' 7"). Enjoying a rear panelled and glazed entrance door with inset patterned glazing and with striking pink finished matching base and wall units with curved brushed aluminium style pull handles and with a quartz style worktop that incorporates a large single sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of attractive laminate flooring and wall to ceiling coving.



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## STUDY

Measures approx. 3.09m x 2.36m (10' 2" x 7' 9").  
Enjoying a front uPVC double glazed window, wall to ceiling coving and continuation of attractive laminate flooring.

## FINE REAR LIVING ROOM

Measures approx. 5.22m x 4.13m (17' 2" x 13' 7").  
Enjoying rear uPVC double glazed French doors with adjoining windows allowing access to the garden, wall to ceiling coving, TV point, feature inset multi fuel cast iron stove within a slate tiled chamber with projecting slate tiled hearth and wooden beamed mantel.

## FIRST FLOOR SPACIOUS LANDING

Measures approx. 2.03m x 6.04m (6' 8" x 19' 10").  
Enjoying a front uPVC double glazed window, wall to ceiling coving, continuation of oak balustrading and large airing cupboard with cylinder tank.

## REAR MASTER BEDROOM 1

Measures approx. 4.19m x 4.55m (13' 9" x 14' 11").  
Enjoying a rear uPVC double glazed window, TV point, wall to ceiling coving and inset ceiling spotlights, fitted wardrobe with sliding doors and door through to;



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## EN-SUITE SHOWER ROOM

Measures approx. 3.03m x 1.33m (9' 11" x 4' 4"). Enjoying a side uPVC double glazed window with inset pattern glazing and a three piece suite in white comprising low flush WC, pedestal wash hand basin, large shower cubicle with overhead mains shower and mermaid boarding to walls and glass screen, slate effect tiled flooring, part tiling to walls with chrome edging with a chrome towel rail, wall to ceiling coving, inset ceiling spotlights and extractor.

## FRONT DOUBLE BEDROOM 2

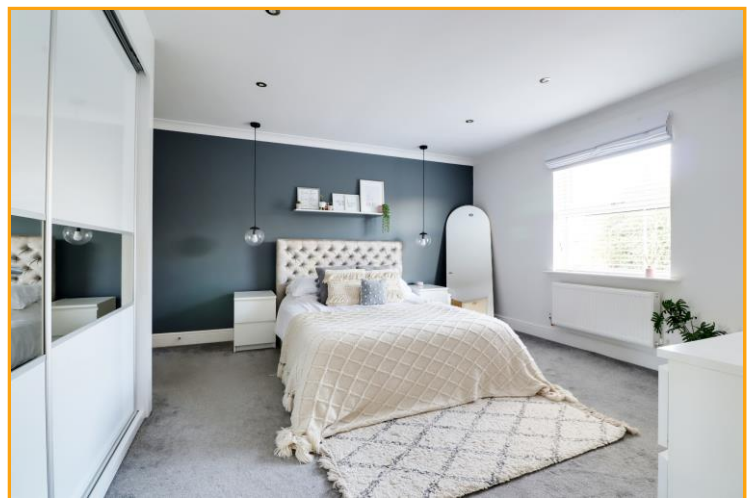
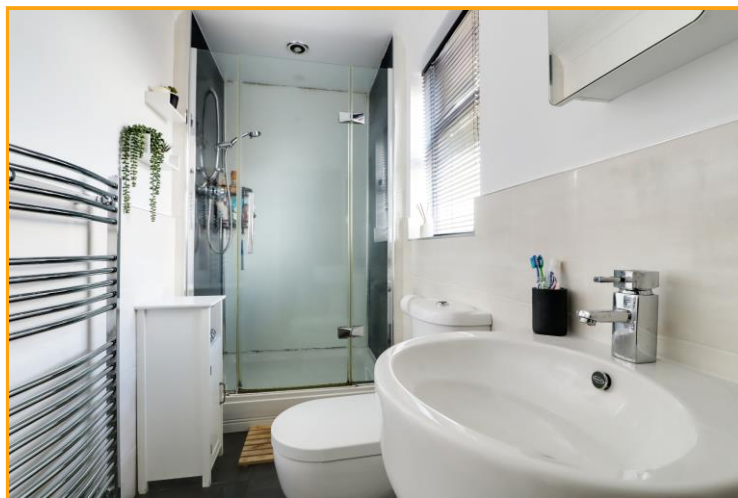
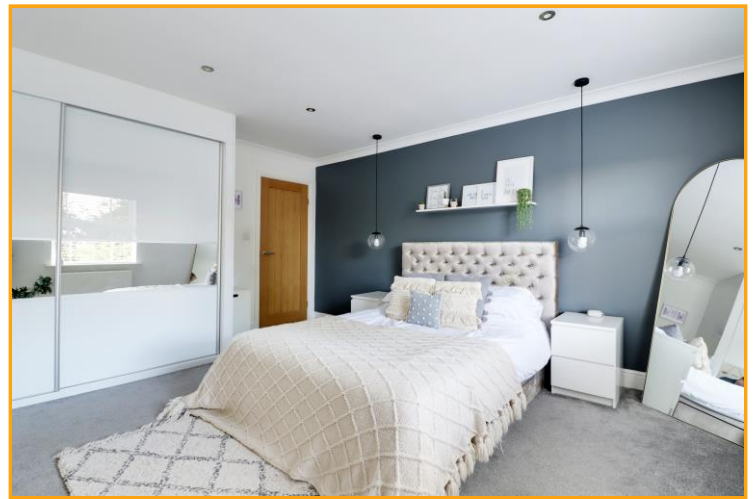
Measures approx. 4.22m x 4.3m (13' 10" x 14' 1"). Enjoying a front uPVC double glazed window and stunning roof top and countryside views and wall to ceiling coving.

## REAR DOUBLE BEDROOM 3

Measures approx. 3.17m plus door opening recess x 4m (10' 5" x 13' 1"). Enjoying a rear uPVC double glazed window and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 4

Measures approx. 2.77m x 3.05m (9' 1" x 10' 0"). Enjoying a front uPVC double glazed window with excellent roof top and open countryside views, wall to ceiling coving and loft access.



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## FAMILY BATHROOM

Measures approx. 2.2m x 3.01m (7' 3" x 9' 11").  
Enjoying a rear uPVC double glazed window with inset pattern glazing and a four piece suite comprising low flush WC, bidet, pedestal wash hand basin and panelled bath, lino finish to flooring, part tiling to walls and wall to ceiling coving.

## GROUNDS

To the front the property enjoys a manageable lawned garden with planted borders enjoying an elevated position and with a large block paved driveway providing excellent parking for a number of vehicles with direct access to the double garage. The rear garden enjoys an excellent degree of privacy with large block seating areas, feature curved retaining walls with flagged tops with matching steps leading to a lawned garden with adjoining bark filled play area.

## OUTBUILDINGS

The property enjoys the benefit of an attached double garage with up and over front door, rear personal door and window. The garage benefits from internal power and lighting and provides storage space with a pitched roof.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows with the exception of the rear garage window.

## TENURE

Freehold.

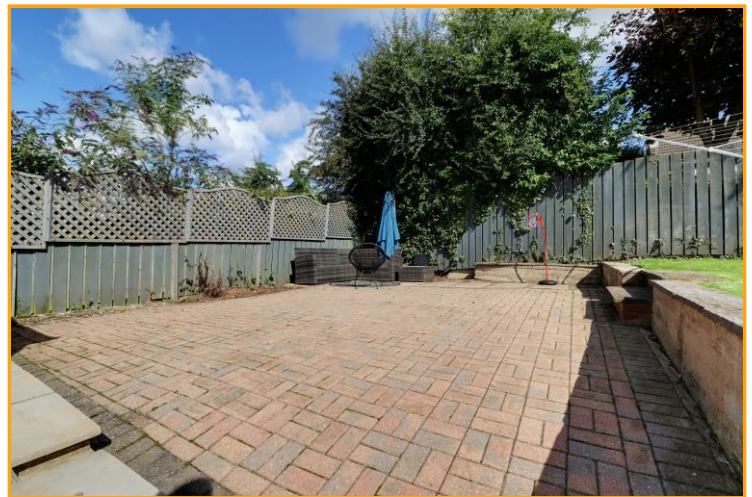
## \*\*IMPORTANT\*\*

### PURCHASE PROCEDURE

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.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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