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the family estate agents

Price Guide  
**£385,000**

EPC Rating: B

## 9 Westbourne Drive

Crowle, North Lincolnshire, DN17 4HX  
3 Bedroom Detached Bungalow



- ✓ AN OUTSTANDING TRADITIONAL DETACHED BUNGALOW
- ✓ FINE FRONT LIVING ROOM
- ✓ STUNNING KITCHEN OPEN TO A REAR LIVING ROOM/DINING ROOM
- ✓ 3 DOUBLE BEDROOMS
- ✓ STYLISH SHOWER ROOM
- ✓ PRIVATE GARDEN WITH A NUMBER OF SEATING AREAS



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## UN-APPROVED DRAFT BROCHURE

A beautifully presented, extensively refurbished and well-proportioned traditional detached bungalow situated within a well-regarded residential area offering extended accommodation that must be viewed to fully appreciate. The accommodation comprises, front entrance hallway, spacious front living room with a feature fireplace, inner hallway, attractive quality fitted kitchen with a utility cupboard and an open aspect to a large rear sitting/dining room with bi-folding doors to the garden, rear entrance lobby and cloakroom, 3 generous bedrooms and a stylish shower room. The front provides extensive parking with direct access to an integral garage. the rear garden enjoys excellent privacy being principally lawned with a number of flagged seating areas and mature planted borders.



### FRONT ENTRANCE HALLWAY

Measures approx. 1.48m x 1.95m (4' 10" x 6' 5"). Enjoying a side composite double glazed entrance door with adjoining sidelight, front uPVC double glazed window, quality wooden flooring, wall to ceiling coving, inset ceiling spotlights and internal French oak glazed doors leads through to;



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## FEATURE LIVING ROOM

Measures 6.09m x 5.81m maximum (20' 0" x 19' 1"). Enjoying a dual aspect with front broad uPVC double glazed bow window, a side uPVC double glazed window, feature inset multi-fuel cast iron stove within a slate chamber, raised projecting tiled hearth, a decorative surround and projecting mantel, TV point and wall to ceiling coving.

## INNER HALLWAY

Enjoying large fitted storage cupboard with hanging rail, wall to ceiling coving, loft access with drop down ladder and inset ceiling spotlights and an internal oak glazed doors leads through to;

## FEATURE BESPOKE FITTED KITCHEN

Measures approx. 3.33m x 4.56m (10' 11" x 15' 0"). Enjoying an extensive range of attractive two tone shaker style low level units drawer units and wall units with button and cupped pull handles, a complementary quartz worktop continuing to make a breakfast bar, tiled splash backs, inset sink unit with block mixer tap, built in five ring gas hob with broad canopied extractor, eye level double oven, integral appliances, inset ceiling spotlights, feature lime wash antique oak flooring, personal door through to the garage, built in utility cupboard with plumbing for a washing machine and above shelving, tiled flooring and open access through to;



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## REAR LIVING/DINING AREA

Measures approx. 5.52m x 3.64m (18' 1" x 11' 11"). Enjoying side uPVC double glazed window, rear Bi-folding doors allowing access to the rear garden, feature broad ceiling lantern with surrounding ceiling spotlights, continuation of feature lime wash antique oak flooring from the kitchen, TV point, underfloor heating with wall mounted thermostat and doors through to;

## REAR LOBBY

1.03m x 3.64m (3' 5" x 11' 11"). Enjoying a side uPVC double glazed entrance door with broad sidelight, fitted display cupboards, matching feature lime wash antique oak flooring and doors to;

## CLOAKROOM

Enjoying a side uPVC double glazed window with inset patterned glazing, a two piece suite comprising closed coupled low flush WC with adjoining vanity wash hand basin with tiled splash back and antique oak flooring.

## REAR DOUBLE BEDROOM 1

Measures approx. 3.3m x 3.65m to wardrobes (10' 10" x 12' 0"). Enjoying a rear uPVC double glazed window, fully fitted bank of quality fitted wardrobes to one wall with brushed aluminium button and cupped pull handles, wall to ceiling coving and inset ceiling spotlights.



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## FRONT DOUBLE BEDROOM 2

Measures approx. 3.03m x 3.65m (9' 11" x 12' 0"). Enjoying a front uPVC double glazed window, laminate flooring, extensive range of fitted bedroom furniture comprising side bedtables with glass display shelving and overhead storage, wall to ceiling coving.

## REAR DOUBLE BEDROOM 3

Measures approx. 2.33m x 3.63m (7' 8" x 11' 11"). Enjoying a rear uPVC double glazed window, wall to ceiling coving and inset ceiling spotlights.

## LUXURY FAMILY SHOWER ROOM

Measures approx. 2.08m x 3m (6' 10" x 9' 10"). Enjoying a side uPVC double glazed broad window with inset patterned glazing, a quality three piece suite comprising a close couple low flush WC with adjoining vanity wash hand basin with further storage facilities, an above white gloss top with tiled splash backs, a walk in double shower cubicle with rain water head, glazed screen and external controls, attractive lime washed effect antique oak flooring with underfloor heating, a large chrome towel rail, part mermaid boarding to walls, inset ceiling spotlights and extractor.



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## GROUNDS

The property enjoys a generous garden with the front behind a brick dwarf boundary wall with quarter moon shaped lawned garden with adjoining shrub boarder. The front enjoys an extensive block laid driveway which allows extensive parking for an excellent number of vehicles and continues to the integral garage, gated access is available down the side of the property leading to the rear. The rear garden enjoys a large central shaped lawned with mature planted surrounding boarders and with an adjoining flagged seating area with access from the living/dining kitchen.



## OUTBUILDINGS

The property enjoys the benefit of an integral single garage measuring approx. 3.03m x 6.12m (9' 11" x 20' 1") enjoying up and over front door, side uPVC double glazed window with patterned glazing, loft access, internal power and lighting and houses a Viessmann gas fired condensing central heating boiler. To the rear garden there is a substantial timber store shed.



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## SERVICES

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

## CENTRAL HEATING

There is a modern gas fired central heating system to the radiators with the boiler being located within the garage.

## DOUBLE GLAZING

The property benefits from fully double glazed windows and doors.

## \*\*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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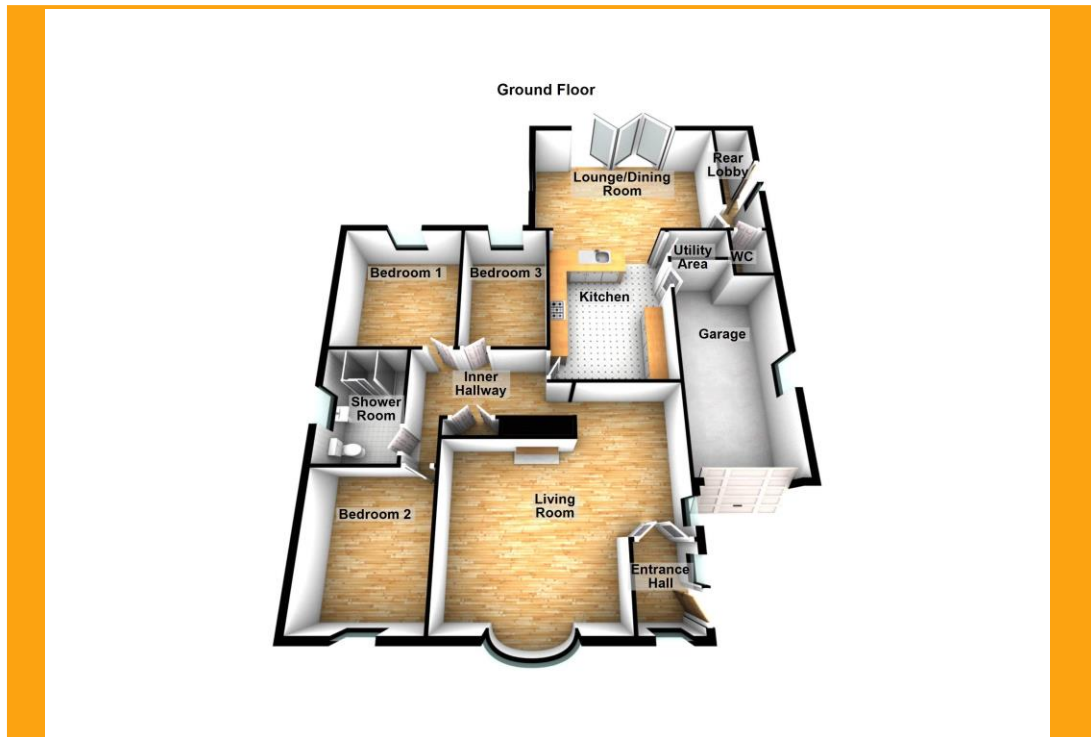
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