

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## “Cross Hill Farm”, 38 North Street, Crowle, Scunthorpe, DN17 4NE

- Standing in about 1/3 Acre gardens (with potential building plots subject to planning permission)•
- Detached house with extended and modernised family sized flexible accommodation • 2 bathrooms • 2 bedrooms •
- Barn/Outbuilding • Gas c/h • PVC d/glazing •



**£294,000 NO CHAIN**

## LOCATION

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, the nearby Lincolnshire Golf Course, extensive nature reserve and 7 Lakes Country Park.

## Accommodation (room sizes approx)

### Ground Floor

**RECEPTION HALL** with tiled floor, smoke alarm and metres.

**Main LOUNGE** 6.4m x 4.1m with pvc double glazed front bow window, 2 radiators, oak flooring, smoke alarm, tv point, modern curve line wall fire and staircase leading off with cupboard beneath.



**SITTING ROOM** 4.5m x 3.7m with chimney breast and fireplace, side facing pvc double glazed garden outlook, coving and smoke alarm.



**DINING KITCHEN** 4.3m x 3.4m with base and eye level units in "light oak", counter tops, stainless steel single drainer sink and mixer tap, tiled splash areas, electric cooker point, provision for washer, radiator and pvc double glazed side garden outlook.



**Rear ENTRANCE HALL** with pvc external door and coving.

**Separate TOILET** 1.8m x 0.9m with low flush w.c.

**BATH/SHOWER ROOM** 2.3m x 2.1m with tiled décor and 3 piece suite comprising pedestal wash basin, bath with mixer tap and cubicled electric shower. PVC double glazed window, fan and radiator.

### First Floor

**LANDING** with easy access to the roof space.

**DOUBLE BEDROOM 1** 4.1m x 3.4m with pvc double glazed window, radiator and tv point.



**DOUBLE BEDROOM 2** 4.4m x 3.6m also side facing with pvc double glazed window, radiator, wall mounted tv provision, chimney breast and gas central heating boiler.

**2<sup>nd</sup> BATHROOM** 2.5m x 2.4m with tiled floor and décor to compliment the suite in white comprising contemporary wash basin with mixer tap, low flush toilet and “P shape bath with mixer tap, glass screen and electric shower over, radiator, pvc double glazed window and fan.



**OUTSIDE**

Double entrance gates to wide driveway entrance to extensive lawned gardens (with development potential subject to planning consent). Detached brick and pan tile **Barn/Outbuilding** (7.7m x 3.7m) with front and over door, rear personal door, side windows, electric light and power with attached outside **Toilet**.

Well defined boundaries, outside light, water tap, mature plantings, fruit trees, garden shed and patio.



**SERVICES (not tested)**

Mains water, electricity, drainage and gas  
Gas central heating to radiators

**PLANNING**

The property with its extensive garden has obvious residential development potential (subject to planning consent). The location is within the designated Development Limit for the settlement. All enquiries should be directed to:-

North Lincolnshire Council  
Planning Department  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL  
Telephone 01724 297000  
Email [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

**LOCAL AUTHORITY**

North Lincolnshire Council

**COUNCIL TAX**

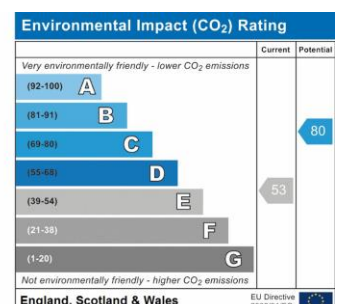
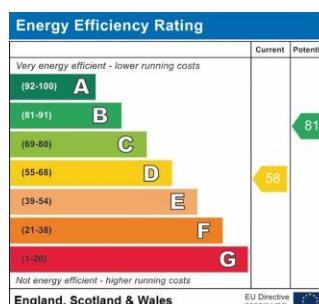
Band ‘C ’ (on-line enquiry)

**TENURE**

Freehold assumed

**VIEWING**

Strictly by prior appointment through Grice & Hunter  
01427 873684/07483 100988



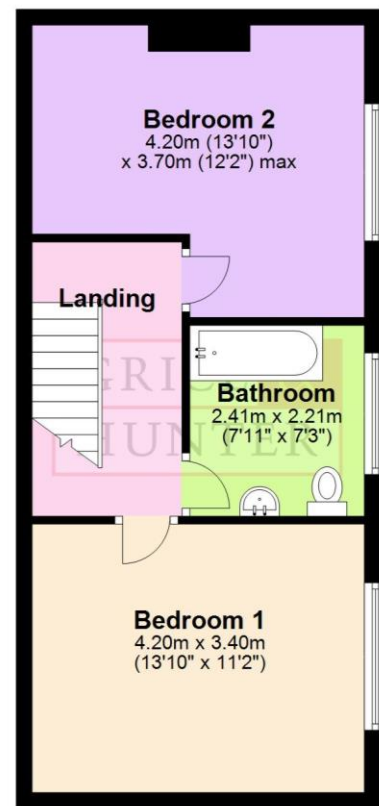
## Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 107.7 sq. metres (1158.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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Isle of Axholme  
Marketing Coordinator  
07483100988

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
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