



## 38 High Street, Crowle, Lincolnshire, DN17 4LD

Asking Price: £150,000

EPC: To be confirmed (0)

Council Tax -

Freehold



To arrange a viewing please call the Paul Fox -  
Epworth office on **01427 339100**



### Accommodation Summary:

- A DECEPTIVELY SPACIOUS END TERRACE HOUSE
  - NO UPWARD CHAIN
- ACCOMMODATION OVER 3 FLOORS
  - ENCLOSED REAR GARDEN & PARKING
  - 3 DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
  - CENTRAL TOWN LOCATION

### Description:

A superb opportunity to purchase the towns former 'Butchers Shop' offering deceptively spacious accommodation being well arranged over 3 floors. The ground floor provides a large front facing living room leading to a modern fitted kitchen, inner hallway with a cloakroom and rear entrance porch. The first floor has a central landing that can provide a study area, generous master bedroom and main family bathroom with two further bedrooms found on the top floor. The rear garden is of a manageable size being enclosed with fenced boundaries with gated access to the parking.

### Rooms:

#### Living Room

15'7" x 12'7" (4.75m x 3.84m). Front woodgrain effect uPVC double glazed entrance door with patterned glazing and adjoining window, large under the stairs storage cupboard and doors through to;



## **Kitchen**

12'4" x 10'1" (3.76m x 3.07m). With rear woodgrain effect uPVC double glazed and leaded windows, range of wooden style fitted kitchen furniture with brushed aluminium style pull handles with complementary patterned worktop and tiled splash backs incorporating a single sink unit with drainer to the side, four ring gas hob with oven beneath and overhead extractor, space and plumbing for appliances, cushioned flooring, wall mounted gas central heating boiler and doors through to;



## **Inner Hallway**

Has uPVC entrance door leads to the porch, staircase to the first floor accommodation and doors to;



## **Cloakroom**

Rear timber framed single glazed window, two piece suite in white comprising a low flush WC, wall mounted wash hand basin and tiled flooring.



## **Rear Porch**

Being of a timber construction with door and windows.

## **First Floor Spacious Landing**

5'3" x 10'2" (1.6m x 3.1m). With a rear wood grain effect uPVC double glazed and leaded window, staircase to the second floor and doors to;





## Master Bedroom 1

15'8" x 12'10" (4.78m x 3.9m). Having a dual aspect with front and side woodgrain effect uPVC double glazed and leaded windows, two single wall light points and beamed ceiling.

## Bathroom

6'7" x 10'2" (2m x 3.1m). Rear woodgrain effect uPVC double glazed window with patterned leaded glazing, suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, part tiling to walls, cushioned flooring and fitted towel rail.

## Second Floor Landing

Provides loft access and access to;

## Front Double Bedroom 2

15'6" x 8' (4.72m x 2.44m). Front roof light.

## Double Bedroom 3

12'2" x 12'10" (3.7m x 3.9m). Side uPVC double glazed and leaded window.

## Grounds

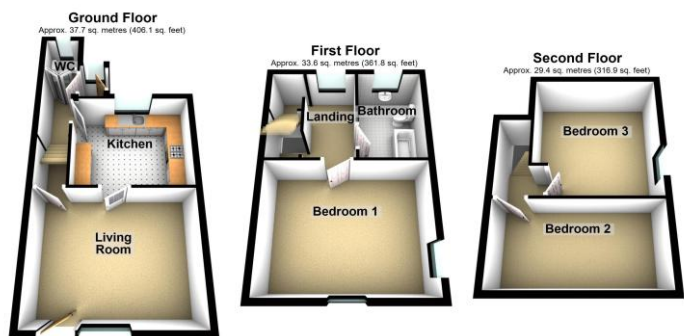
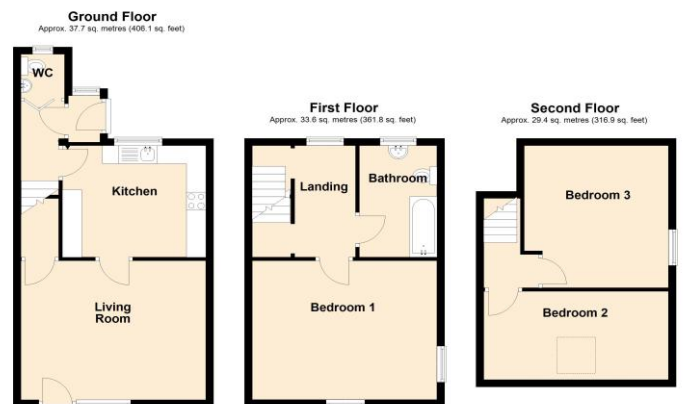
To the rear of the property has an enclosed manageable garden with fenced boundaries and rear parking.

## Double Glazing

The property benefits from full uPVC double glazed and leaded windows with the exception of the cloakroom and rear porch being timber framed.

## Central Heating

There is a gas fired central heating system to radiators.



Total area: approx. 100.8 sq. metres (1084.8 sq. feet)